

# FOR SALE



## 167-169 Dunbabin Road, Liverpool, L16 7QQ

- **NEW INSTRUCTION TO THE MARKET**
- PERFECT OPPORTUNITY FOR OWNER OCCUPIER
- CLOSE TO MOTORWAY NETWORK
- WITHIN VIBRANT COMMERCIAL PARADE
- AFFLUENT SUBURBAN LOCATION
- FREEHOLD
- FORMER SUBSTANTIAL MAISONETTE TO UPPER AND REAR GROUND FLOOR

### LOCATION

The premises are located fronting Dunbabin Road close to the junction of Childwall Priory Road within the Childwall area of Liverpool. The M62 network is approximately 1 mile away.

The property is situated in an affluent residential suburban location within a local district shopping parade providing a range of shops. The post office is two doors away.

### DESCRIPTION

The property consists of ground floor accommodation within a three storey mid terraced property. It is in excellent condition.

The ground floor provides open plan retail leading through to a consultancy area with 3 X private consulting rooms, rear kitchenette and WC. Suitable uses include medical, beauty, professional consultancy or alternatively, it could be returned to one large open plan retail space.

First floor accommodation provides a further large consulting room to the front, kitchen area, WC/former bathroom and further storage area leading to a rear fire exit.

There is a loft room to the second floor accessed via fixed stairs from the first floor landing. It has Velux roof windows and with alterations has potential to develop into a useable room.

There is a separate pedestrian doorway to the front providing potential to separate ground and upper floors. Formerly the ground floor rear and upper floors were configured as a substantial maisonette.

## TERMS

The unencumbered freehold is available to purchase for offers in the region of £350,000.

## VAT

We understand the property is not VAT elected. All prices, outgoings and rentals quoted are exclusive of VAT.

## ACCOMMODATION

Description	sq.m	sq.ft
Ground Floor	84.47	909
First Floor Front	39.38	424
First Floor Rear	12.47	134
Second Floor (loft room)	31.30	337
<b>Total</b>	<b>167.62</b>	<b>1804</b>

Areas are measured on a GIA basis in accordance with the RICS code of measuring practice.

Based upon this analysis the area in terms of Zone A is 33.77sq. m (ITZA) or 364sq.ft plus upper floor space.

## RATEABLE VALUE

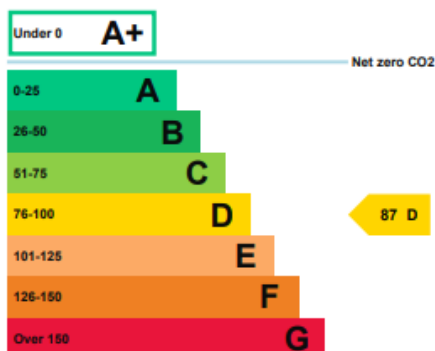
The property has a rateable value of £9,900 and qualifies for full small business rate relief.

## LEGAL COSTS

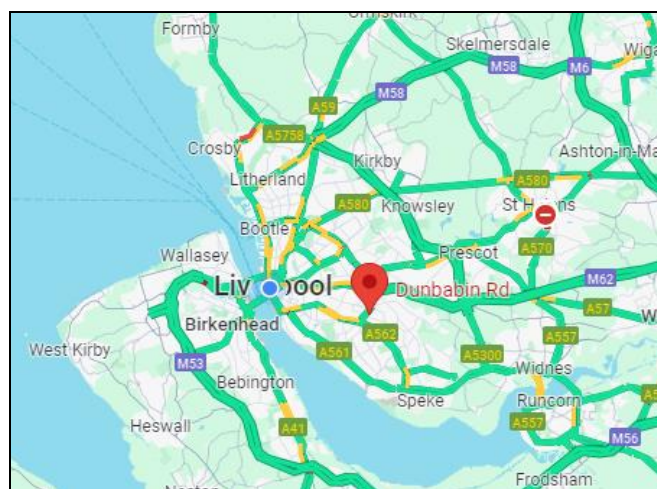
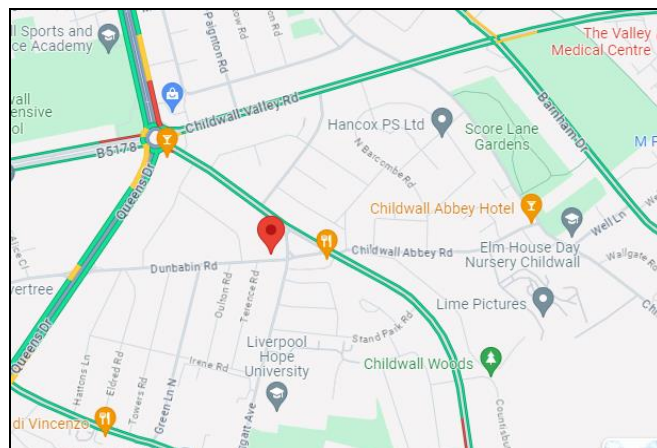
Unless otherwise stated all parties to bear their own legal costs.

## EPC

The property is assessed as a D rating.



## LOCATION PLANS



## VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie.

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FRONT RETAIL



CLINIC ROOM



CLINIC ROOM 2



FIRST FLOOR OBSERVATION ROOM



FIRST FLOOR KITCHEN



FIRST FLOOR FRONT ROOM

**DISCLAIMER - Keppie Massie (KM) give notice that:**

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8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

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