



SITUATION

Located close to the junction with Church Road in the centre of Garston, nearby multiples such as **Iceland, Post Office, Dunelm** and **KFC** and a variety of independent traders. In addition, there is a weekly street market along Speke Road.

Garston is an established suburb situated approximately 6 miles south-east of Liverpool city centre.

PROPERTY

An attractive detached building with ornamental stone front elevation comprising a **Ground Floor Former Bank** with **Basement Storage** and internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION¹

Ground Floor Former Bank

Gross Frontage	33'0"
Internal Width	31'5"
Built Depth	50'2"
Area	Approx. 1,245 sq ft

Basement

Storage Area	Approx. 165 sq ft
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First Floor

Ancillary Area	Approx. 108 sq ft
WC	

Total Area	Approx. 1,518 sq ft
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¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vendor's Solicitors

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