

## 1 BAILEYS LANE, HALEWOOD, LIVERPOOL L26 2XB



151.22 Sq. M (1628 Sq. Ft) Opportunity to convert ground floor to provide a further flat or the whole property to a single dwelling. Freehold.



The property is located fronting Baileys Lane, opposite its junction with Church Road, in the centre of Halewood Village. Halewood lies approximately 10 miles east of Liverpool City Centre. It benefits from good communication links with easy access to the A561 Speke Boulevard and the A5300 Knowsley Express Way. Halewood Station provides a regular rail service to Liverpool Lime Street and the wider rail network.

One Woodcock Court, Waters Edge Business Park,  
1 Modwen Road, Salford Quays, M5 3EZ

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### Description:

The property comprises a detached building of brick construction set beneath a pitched slate roof and benefitting from UPVC double glazed windows. The ground floor comprises a retail unit with ancillary storage to the rear whilst to the first floor is a self contained two bedroom flat. To the rear of the property is an enclosed yard area.

### Business Rates:

The ground floor shop is entered in the 2010 Rating List as follows: Description: Shop & Premises Rateable Value: RV £5,100. The Uniform Business Rate for those properties qualifying for Small Business Rates Relief is £0.48 for 2015/16. Until 31 March 2016 properties with a Rateable Value less than £6,000 qualify for 100% relief. We have identified a Council Tax assessment for the first floor flat in Band A. The amount payable for 2015/16 is £1,024.03.

### Tenure/Tenancies:

We understand the property is held freehold. The first floor flat is occupied by way of a periodic tenancy at a rent of £500 per calendar month.

## Offers Over £180,000

