



## 12 Alexandra Villas Alexandra Mount, Litherland, Liverpool L21 7PN

£259,950

BERKELEY SHAW are pleased to present this impressive **\*\*\*INVESTMENT OPPORTUNITY\*\*\*** DETACHED property in the heart of Litherland.

The property, which is operating as mixed use with a range of offices over three floors, cafe and shop, is suitable either to continue as it is or to be adapted to provide family accommodation or even conversion to a number of apartments.

The property is laid out over 3 floors, but also includes lower ground cellar for storage, The property is stood on a corner plot and has gardens front, side and large carpark. The property also benefits from a fully functioning and serviced elevator (lift).

Please contact us to arrange your early viewing as we are waiting to receive floor plans.



**Porch**  
With meter cupboard and alarm panel

**Hallway**  
Lift and stair access to First Floor, radiator and access to cellar and rear yard

**Reception Room**  
14'10" x 29'0" (4,530 x 8,844)  
UPVC splay bay window to front and 2 UPVC windows to side. 2 Radiators

**Ground Floor Kitchen**  
10'2" x 10'9" (3,110 x 3,282)  
UPVC double glazed windows to rear, radiator, range of base units, stainless steel single drainer sink, plumbed for washing machine, gas cooker point, Worcester High flow 400 boiler

**Ground Floor WC**  
6'2" x 4'11" (1,905 x 1,505)  
Low level WC, pedestal wash hand basin with tiled splash back and radiator

**First Floor Landing**  
Lift from ground floor, radiator and UPVC double glazed window part way up the stairs on turned landing

**1st Floor Training Room**  
16'2" x 25'10" (4,930 x 7,889)  
UPVC double glazing dual aspect windows to front and side radiator. Kitchen area with range of base units, stainless steel single drainer sink, Worcester boiler

**Office**  
13'11" x 14'11" (4,243 x 4,548)  
UPVC double glazed dual aspect windows, radiator, kitchenette area with a range of base units stainless steel single drainer sink unit with tiled splash back

**Sitting Room**  
11'3" x 11'3" (3,438 x 3,436)  
UPVC double glazed window and radiator

**First Floor WC**  
4'7" x 6'3" (1,406 x 1,921)  
Frosted UPVC double glazed window, radiator, low level WC, pedestal wash hand basin with tiled splash back

**2nd Floor Landing**  
Velux window, radiator, UPVC double glazed window part way up the stairs on turned landing

**Office 1**  
15'5" x 13'11" (4,721 x 4,265)  
2 Velux windows and radiator

**Office 2**  
15'6" x 11'4" (4,728 x 3,462)  
UPVC window and Velux window, radiator

**Office 3**  
16'8" x 11'3" (5,087 x 3,433)  
UPVC window and Velux, radiator

**2nd Floor WC**  
7'7" x 4'10" (2,314 x 1,488)  
Velux window, low level WC, pedestal wash hand basin with tiled splash back

**2nd Floor Kitchen**  
14'9" x 9'6" (4,51 x 2,906)  
range of base units with stainless steel single drainer sink, tiled splash back

**Store Room**  
6'2" x 4'6" (1,900 x 1,379)  
With built in shelving

**Cellar/storage**  
Stairs down from hallway lights and brick flooring

**Cafe Reception area**  
17'1" x 13'9" (5,209 x 4,211)  
UPVC window and wooden door from private access from side courtyard, range of base units and single drainer stainless steel sink

**Ground Floor Cafe**  
15'5" x 16'2" (4,707 x 4,940)  
Double glazed splay bay window to front, radiator

**Cafe Kitchen**  
11'0" x 7'11" (3,361 x 2,416)  
UPVC double glazed window to side, sink unit with double stainless steel sink and mixer tap, small wash hand basin and tiled splash back

**Cafe WC**  
8'11" x 4'5" (2,731 x 1,357)  
UPVC frosted window, radiator, low level WC, pedestal wash hand basin with tiled splash back

**Cafe Store Room**  
10'0" x 5'5" (3,06 x 1,653)  
With shelving

**Cafe Courtyard**  
Side gate and ramp access to cafe

**Self Contained Shop**  
24'9" x 9'6" (7,549 x 2,908)  
UPVC door and 2 windows to side and 2 radiators

**Outside**  
The property is set on a corner plot and is accessed by ramp and steps. It has a rear courtyard which is accessed from the car park via double gates. The car park has parking for several cars

