



## 20 Kingsway, Liverpool, Merseyside L22 4RQ

### Offers In Excess Of £220,000

Berkeley Shaw Commercial are pleased to offer for sale this property suitable for a variety of uses. For the last 30 years it has operated as a Medical Centre/Family Doctors, but due to an amalgamation with a nearby practice, this has now become available.

Suitable for immediate use as a doctors practice, dental practice or other operation requiring similar style accommodation, it would also be suitable for residential conversion as one dwelling, 2 separate apartments or House of Multiple Occupation (HMO), subject to the necessary planning consents. Planning support and advice can be obtained via Berkeley Shaw.

The property consists of a double fronted mid-terraced property with 8 consulting rooms, disabled WC, and kitchenette, there is also an office/reception area. Outside there is a garden to the rear and to the front there is parking for 4 cars.

Viewing is recommended and available by appointment via the offices of Berkeley Shaw.

\*\*\*\*FANTASTIC RESIDENTIAL CONVERSION OPPORTUNITY\*\*\*\*



## Entrance Porch

## Hall

### Consulting Room 1

17'4" x 11'5" (5.3 x 3.5)

wooden stained glass bay window, radiator, laminate flooring, sink with storage cupboard underneath

### Consulting Room 2

17'4" x 11'1" (5.3 x 3.4)

Wooden Stained glass window, radiator, hatch through to consulting room 5

### Consulting Room 3

12'1" x 12'5" (3.7 x 3.8)

UPVC double glazed window, radiator, sink with storage cupboard underneath

### Storage Room

12'5" x 4'11" (3.8 x 1.5)

UPVC double glazed window, radiator

## WC

5'2" x 4'11" (1.6 x 1.5)

UPVC double glazed window, low level wc, sink

### Consulting Room 4

12'1" x 6'2" (3.7 x 1.9)

UPVC double glazed window, radiator, hatch through to consulting room 2.

## Stairs to first floor consulting rooms

### Storage Room

17'0" x 16'8" (5.2 x 5.1)

UPVC double glazed window, radiator, gas fire, kitchenette including wall and base units, sink, laminate floor and tiled walls, storage area

### Consulting Room 5

17'4" x 11'9" (5.3 x 3.6)

UPVC double glazed window, radiator, laminate floor, fire surround, sinks with storage underneath, storage cupboard

### Consulting Room 6

12'5" x 9'6" (3.8 x 2.9)

UPVC double glazed window, radiator, laminate flooring,

fire surround, sinks with storage underneath, storage cupboard

### Consulting room 7

11'5" x 6'2" (3.5 x 1.9)

UPVC double glazed window, sink

### Consulting Room 8

UPVC double glazed window, radiator

## WC

UPVC double glazed window, low level wc

## Outside

Parking area to front.

Rear garden with trees, shrubs and brick shed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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