

# FOR SALE



## Unit 10, Manor Works, Kirkby Bank Road, Knowsley L33 7SY



**8,851 sq ft**

Area



**£375,000 + VAT**

Price



**£25,250**

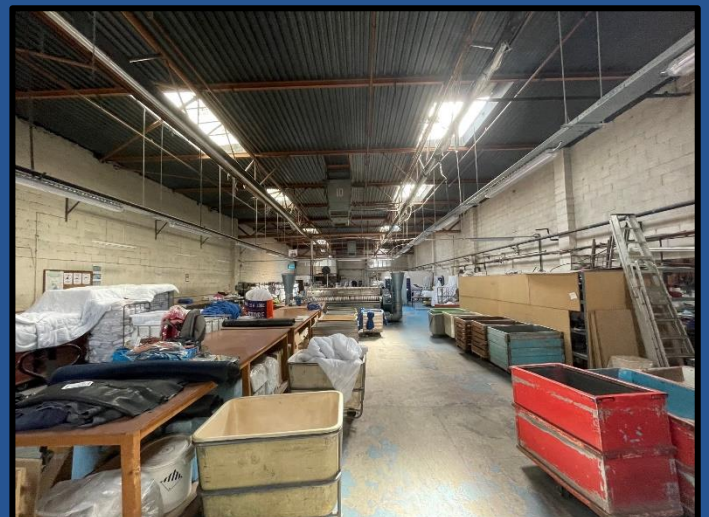
Rates - RV



**C66**

EPC

- Long leasehold (999 years)
- Industrial workshop/warehouse
- Ancillary offices
- 4.8 metres to eaves





#### Location

The premises are situated within Manor Works on Kirkby Bank Road within the established Kirkby Industrial Estate.

The East Lancashire Road (A580) forms the southern boundary of the Estate providing ready access to Liverpool city centre, approximately 7 miles to the west. In addition, junctions 4 and 5 of the M57 motorway are in close proximity.

#### Description

A mid terrace warehouse/workshop unit offering essentially clear internal space having a level concrete floor, breezeblock partition walls being arranged beneath a mono-pitched roof which incorporates approx. 10% translucent roof sheets. The unit has a minimum clearance height of 4.8 metres.

Vehicular access to the building is provided by a roller shutter door accessed from the rear of the property via a secondary entrance to Manor Works from Lees Road.

#### Accommodation

GIA Approx                      8,851 sq ft (822.3 sq m)

#### Services

We understand all mains services are connected including gas and 3 phase power supply.

#### Tenure

The property is held on the residue of a 999 year term from 1946 at a peppercorn rental.

#### Price

£375,000 plus VAT for the residue of the long leasehold interest.

#### Rates

Rateable Value April 2023 Valuation: £25,250

#### EPC

C66

#### Legal costs

Each party to be responsible for their own legal costs.

#### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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For further information please contact:



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Disclaimer

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