

FOR SALE

Liverpool 13

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LM6



Vacant Possession or Transfer Business

1A Moscow Drive, Stoneycroft, Liverpool, L13 7DE

- Freehold
- Can be sold with vacant possession
- Or as existing business
- 3 Bed flat above

7 302 sq ft (678.36 sq m)



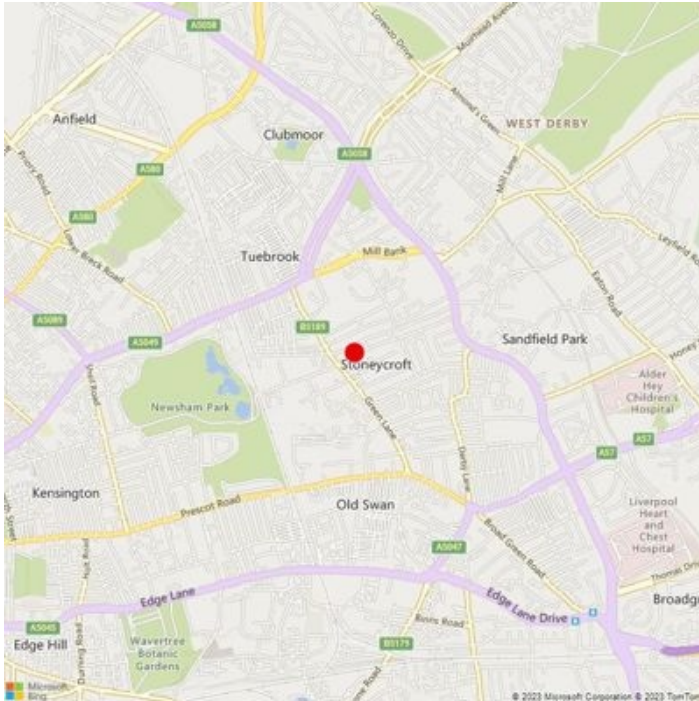
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1A Moscow Drive, Stonycroft, Liverpool, L13 7DE



Location

The unit is located off Green Lane (B 5189) in Stonycroft.

It can be accessed either from Rocky Lane (A 5049 Tuebrook) or Prescott Rd (Old Swan), which both in turn provides access via Queens Drive to the wider Liverpool City Region and national motorway network at the M62 (Rocket) approx 3 mil distant

Description The Property provides a MOT testing station with ancillary storage and office together with a self contained 3 bed flat above.

The MOT bay is of steel truss construction with a minimum working height of 2.9 m, is serviced by a single surface level loading door with inspection pit, rolling road & ramps. A further loading door is located to the side of the building and accessed via the ancillary store.

Offices and reception are provided at ground floor level.

A self contained 3 bed flat is located at first floor level which is in need of refurbishment

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Production/MOT Bay	3,147	292.36
Rear Store	1,385	128.67
Office & Reception	692	64.29
1st Floor Store	1,204	111.85
3 Bed Flat	875	81.29
Total	7,302	678.36

Terms The unit is offered for sale on a freehold basis with vacant possession at a price of £ 400,000 exclusive.

Alternatively our client would be prepared to sell the property and fittings together with existing 'book of business' at a price of £500,000 exclusive.

They undertake in excess of 1,000 MOT's annually, full accounts are available for inspection and the vendor will work with any purchaser to ensure an efficient transition of the business.

Rateable Value Interested parties are requested to contact the local authority.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Further Information

Please contact the sole agents, LM6:
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