

TO LET / FOR SALE

Liverpool

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LM6



Modern Workshop Unit Unit 8

Wakefield Road, Bootle, Liverpool, Merseyside L30 6TZ

- Steel portal frame construction
- Electrical roller shutter door
- Integral offices & WC's
- 5 m eaves
- Secure compound/yards
- Close to Switch Island/M57

4,594 sq ft
(426.78 sq m)



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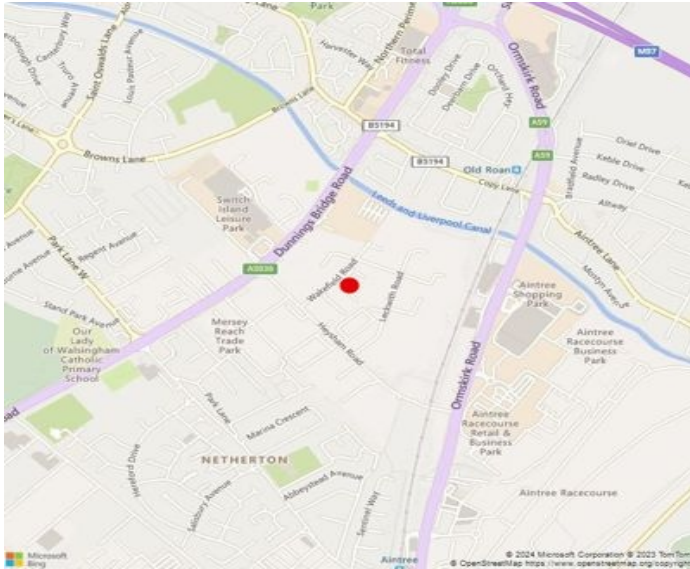
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Unit 8

Wakefield Road, Bootle, Liverpool, Merseyside L30 6TZ



Location The unit is located on Wakefield Road an estate road accessed off Heysham Road close to Dunningbridge Road (A5036) which provides access to Switch Island, the intersection with the M57 and M58 motorways.

Liverpool City Centre lies approximately 6.5 miles to the south west and the immediate area comprises industrial and commercial premises to include a recently constructed Best Way Cash & Carry. The property lies close to the Switch Island Leisure Park and Aintree Racecourse Retail & Business Park.

Description The property forms part of a wider terrace of 8 workshop units in an "L" shape, within a secure and gated estate.

Unit 8 is at the bottom of the estate and is of steel portal frame construction. Internally the unit has the benefit of offices, WC's, a concrete floor and block walls with steel cladding. The unit is lit by LED lighting and has 3 phase electricity including an and electrical operated roller shutter door and gated yard area.

Externally it benefits from loading apron and 6 demised parking spaces

Energy Performance Certificate

The property has an EPC rating of D(85) and a full copy of the report can be made available upon request.

Accommodation

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

Total	4,594	426.78
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Terms

The unit is offered by way of a new FRi lease for a term to be agreed at a rent of £25,000 pa exclusive

The unit is also offer For Sale at £340,000

Service charge and building insurance budget to be confirmed

Rent / Sale Price

Rent - £25,000 Per Annum

For Sale - £340,000

Rateable Value

Unit 8 RV- £25,250 Interested parties are requested to verify this with the local authority, Sefton Borough Council Rates Dept on 0151 934 4360.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

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

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Further Information / Viewings

Please contact the joint agents for viewings:

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