

FOR SALE

Birkenhead

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Prominent Roadside Industrial Unit

James Derby Salvage

226 Cleveland Street, Birkenhead, Merseyside CH41 3QJ

- Freehold sale
- 5m eaves
- Benefits from environmental permit
- Rear yard to lease
- May lease

7,222 sq ft
(670.92 sq m)



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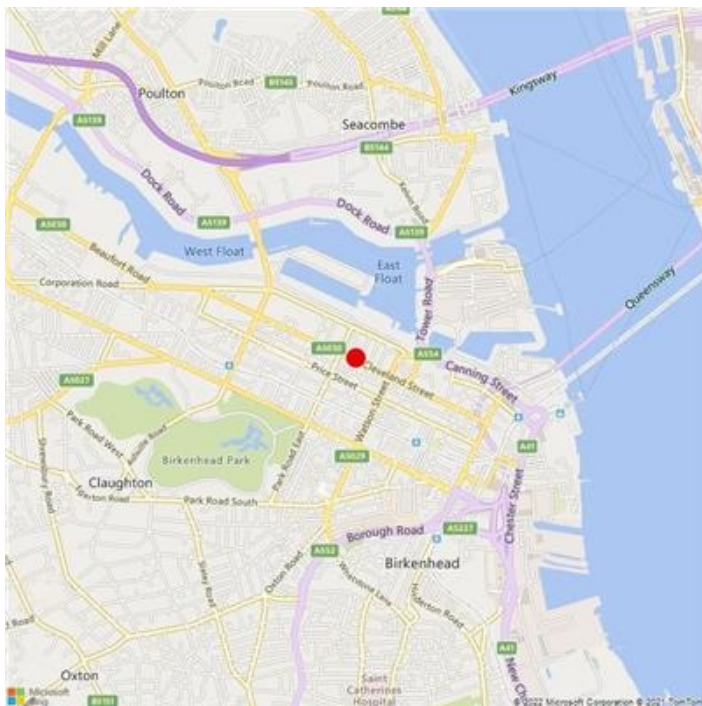
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Location The premises are located in Birkenhead in prominent positions fronting Cleveland St. on the corner of Neptune St & Lynas St in the industrial heartland of the northern Docks area.

Access to the M53 motorway and the Mersey Tunnel (approx. 1.5 miles) is provided via Duke St.

Description

The premises comprise an industrial unit with brick elevation beneath a steel truss roof. The unit is serviced by a full height loading door accessed off Cleveland St, has an internal eaves height of 6.7 m and benefits from 2 internal mezzanines, office and facilities and electric lighting.

To the rear of the unit an additional yard area is offered for lease only. This extends to 12,633 sqft and is accessed via Neptune St. The site is currently being used for automotive uses including the storage of reclaimed vehicles, operating under environmental permit EAWML/50341

Energy Performance Certificate

An energy performance certificate is available on request.

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
Main Building	5,016	465.99
Mezzanine	2,195	203.92
Total	7,222	670.92

Terms The unit and yard is owned on a freehold basis under title MS409370.

The building is offered for sale at £ 250,000 or lease at £ 25,000 per annum

The yard to rear is offered separately and is for lease at £ 25,000 pa, we may consider a sale of the yard also

PRICE: £250,000 exclusive

Rateable Value The current Rateable Value for the yard and buildings is £18,500 pa effective from 1 April 2023.

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

Please contact the sole agents, LM6

Wirral Waters:
<https://www.wirralwaters.co.uk/masterplan/>
:
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