

# FOR SALE

## Liverpool

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# LM6



## Manufacturing/Storage Unit

**38 Forth Street, Bootle, Liverpool, Merseyside L20 8JW**

- Freehold
- Steel frame with brick elevations
- Full height surface loading door
- 4,4m eaves
- 3 phase electrics

**4,260 sq ft  
(395.75 sq m)**



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07900 134483

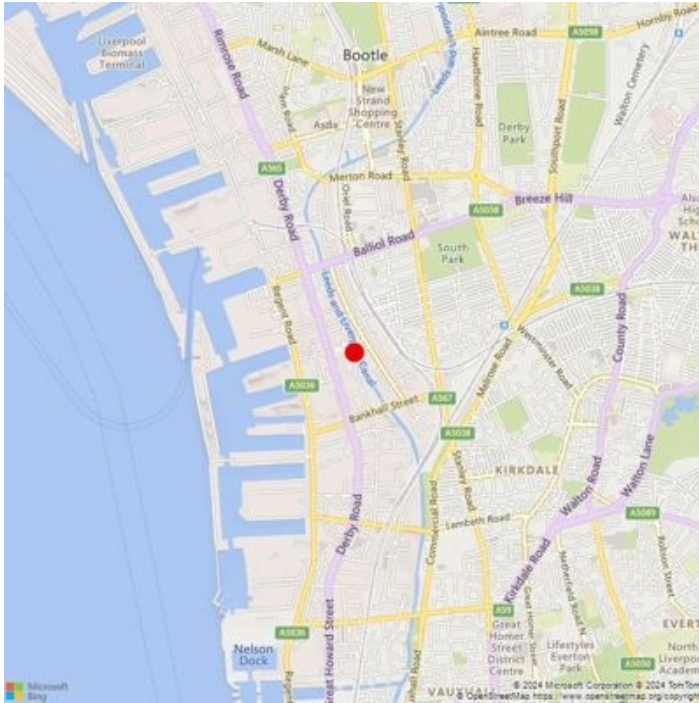
**0151 541 2445**

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## 38 Forth Street, Bootle, Liverpool, Merseyside L20 8JW



**Location** The unit is situated to the North Of Liverpool City Centre (approx 2 miles) and fronts Forth St,

Forth St runs parallel with Derby Rd and is accessed via Bankhall St (A5056) in close proximity to its junction with Derby Rd (A565) one of the principal roads servicing the Northern Docks area of North Liverpool.

Bankhall Station is approximately 5 minutes walk

**Description** Semi detached industrial building with steel truss roof and brick elevations.

The site provides 100% site cover and is serviced by a single, full height loading door.

Internally, the unit provides an internal working height of 4.4 m, benefits from 3 phase electrics, a vehicle inspection pit and ancillary offices and w/c.

It is lit by a combination of sodium lighting and roof lights

**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
Manufacturing/Warehouse	4,064	377.55
Offices	197	18.3
<b>Total</b>	<b>4,260</b>	<b>395.75</b>

### Terms

The unit is held under freehold title and offered for sale at £ 225,000 exclusive

### Rateable Value

The unit is currently listed under 36-38 Forth St as a single entity with a rateable value £ 10,250. Local Council Reference: 4310L203122143

Occupiers may therefore benefit from 100% rate relief

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:  
Anthony O'Keefe  
Mobile: 07900 134483  
Email: [tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)



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