

# TO LET/FOR SALE

**SELF-CONTAINED INDUSTRIAL UNIT**

**426.78 SQ M (4,594 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



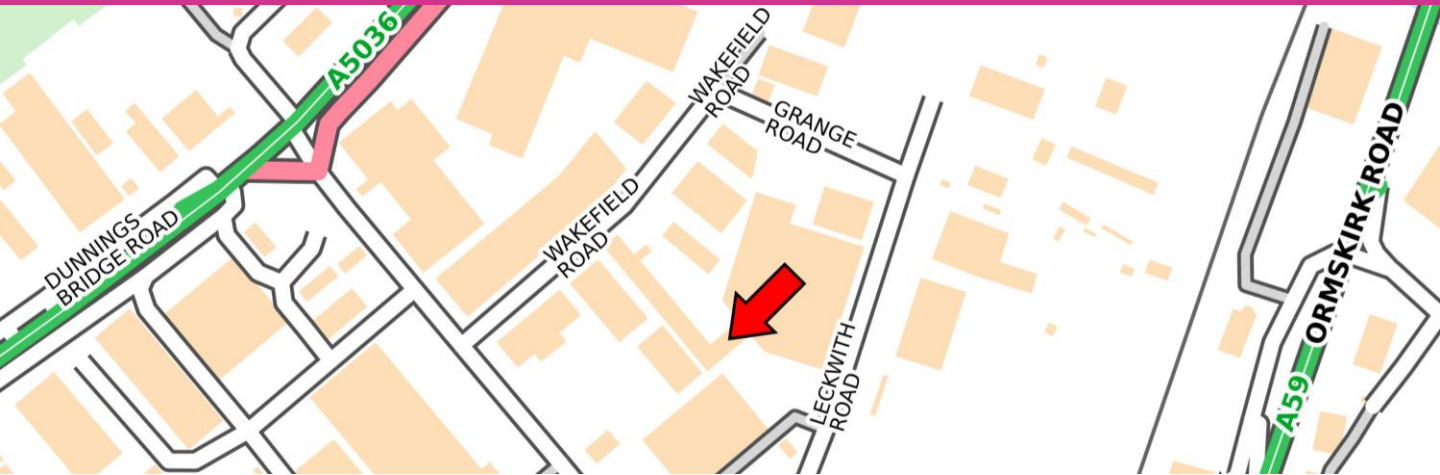
**UNIT 8  
WAKEFIELD ROAD  
LIVERPOOL  
L30 6TZ**

**TO LET: £25,000**

**Per annum exclusive**

**FOR SALE: £340,000**

- Immediate occupation available
- Designated car parking allocation
- Electronically operated roller shutter door
- Available on a new FRI lease
- Open plan space
- To Let: £25,000 per annum exclusive
- For Sale: £340,000



### 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 southwest and the immediate area comprises industrial and commercial premises to include a recently constructed Best Way Cash and Carry. The property lies close to the Switch Island Leisure Park and Aintree Racecourse Retail and Business Park.

The immediate vicinity comprises mainly industrial property with Switch Island Retail Park and Aintree Racecourse nearby. Old Roan and Aintree Railway Stations are both located within walking distance.

### 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 it has a concrete floor and block walls with steel cladding. The unit is lit by sodium lighting and benefitting from a WC block, 3 phase electricity and electrically operated roller shutter door and gated yard area.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Unit 8	426.78	4,594

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term to be agreed.

The rental quoted is £25,000 per annum exclusive plus VAT.

### FOR SALE

£340,000.

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £25,250 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

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

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING

Strictly by appointment with joint agents, Lamb & Swift Commercial and LM6.

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Contact: Nick Swift

Email: [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

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