### TO LET/FOR SALE

### SELF-CONTAINED INDUSTRIAL UNIT 426.78 SQ M (4,594 SQ FT)

## Lamb & Swift

01204 522 275 | Iambandswift.com



UNIT 8 WAKEFIELD ROAD LIVERPOOL L30 6TZ <u>TO LET</u>: £25,000 Per annum exclusive <u>FOR SALE</u>: £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

### Lamb & Swift

01204 522 275 | Iambandswift.com



### 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  $\pm 25,250$  from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 51.2 pence in the  $\pm$ , or 49.9 pence in the  $\pm$  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.

Telephone: 01204 522275 Contact: Nick Swift Email: <u>nswift@lambandswift.com</u>

Telephone: 07976 288497 Contact: Phil Morley Email: <u>phil.morley@lm6.co.uk</u>





important source Mess Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and ofter details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by impection or otherwise as to it contentess of each of them, c] no percent of Messes Lamb & Swift Commercial has any autoholity to make or give any representations or warrant whatosever in relation to this property.

# Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com



Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messes Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.