

FOR SALE



AINTREE MOTORS LTD
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Unit 6, Brookfield Drive, Aintree Liverpool, L9 7AU

- NEW INSTRUCTION TO THE MARKET
- PRIME INDUSTRIAL SPACE
- SHOWROOM FIT-OUT

LOCATION

The property is situated in an area that is well established for industrial/warehouse and trade counter use on Brookfield Drive, which is accessed from Long Lane (B5187). East Lancs (A580) and M57 are a short distance away.

DESCRIPTION

A detached industrial warehouse with car parking to the front behind secure steel palisade fencing. The property is of concrete frame construction with steel profile over sheeting. The property is finished to a showroom fit-out to include wood effect finished floors, suspended ceiling, inset lighting, roller shutter access and glazed pedestrian doorway.

Internally the accommodation is arranged with office to the front, glazed window frontage, mezzanine floor, 2 bay warehouse and some external storage to the rear (accessed internally). There is a kitchen and WC facilities located adjacent the offices.

- SELF-CONTAINED
- FREEHOLD OPPORTUNITY
- OFFICES TO FRONT

TERMS

Offers in the region of £495,000 is sought for the freehold interest.

VAT

No VAT is payable.

ACCOMMODATION

The accommodation has been measured on a gross internal basis and comprises:

Description	sq.m	sq.ft
Ground Floor	679.56	8,113
Mezzanine	433.03	3,799
Total	1,112.59	11,976

Areas are measured on a GIA basis in compliance with the RICS code of measuring practice.

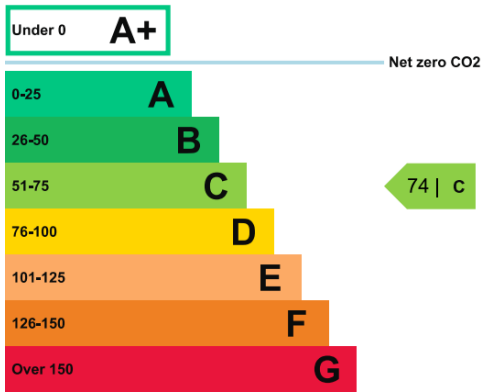
RATEABLE VALUE

The property is currently split assessed and interested parties should rely on their own enquiries with the local rate authority. The rateable value is £23,250. This is not the amount you pay and all enquiries should be made with the local rate authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

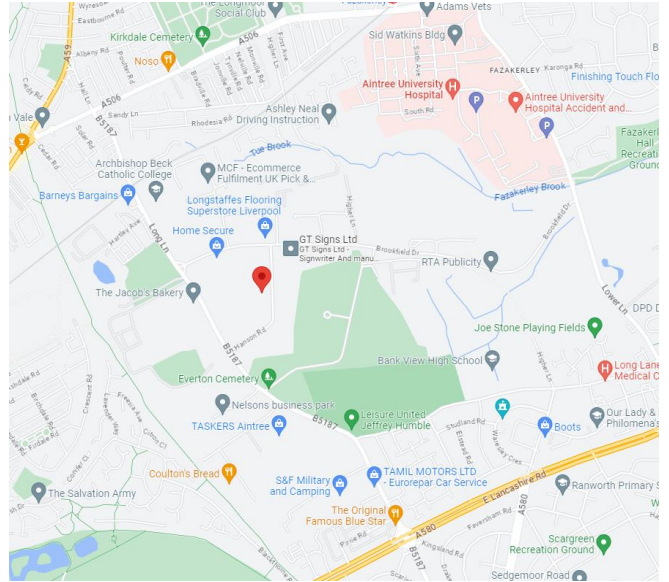
EPC



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

LOCATION PLAN



VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie. Email: commercial@keppiemassie.com.

FRONT ELEVATION



GROUND FLOOR FRONT OFFICE



GROUND FLOOR FRONT LOADING



MEZZANINE



GROUND FLOOR MAIN



OFFICE



FRONT OFFICE



ROADSIDE



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8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

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