

FOR SALE

51 Sandhills, Liverpool, L5

AREA: 723.9 SQ. M (7,794 SQ. FT)



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- ❖ HIGH EAVE HEIGHT
 - ❖ SECURE LARGE YARD
 - ❖ ADJACENT SANDHILLS RAILWAY STATION
 - ❖ FLEXIBLE ACCOMMODATION SUITABLE FOR VARIOUS END USERS
 - ❖ FREEHOLD

LOCATION

The subject property is located on Sandhills Lane directly opposite Sandhills Railway Station to the east of the railway line. The property is within an established commercial area and is within 1 mile of the A59 providing connections to North Liverpool and Mersey Tunnels to Wirral and Chester.

The area is of mixed use with a variety of nearby regeneration schemes including Bramley Moore Dock and surrounding Liverpool central dock.

Sandhills Merseyrail Station is the last stop before Liverpool City Centre and the main business district is less than a 5 minute journey away.

DESCRIPTION

A self-contained high eave warehouse with adjacent private car park and rear yard. The property is of brick construction, with substantial wooden truss roof beams under a pitched roof. The yard has a tarmac finish and is secured via steel palisade fencing to the front and side with the elevated railway located at the western perimeter.



The property consists of a single storey warehouse with a split mezzanine floor to the front providing offices at first floor level. There is a further single storey extension to the ground floor providing additional ancillary space. The first floor consists of a variety of rooms suitable for office, training or alternative use. There is also the benefit of a kitchen area and WC's.

The first floor is accessed via a stairwell to the front entrance and further stairs leading from the main warehouse area. The main warehouse is of full height to the rear with roller shutter access leading into a rectangular warehouse with further accommodation to the rear which is limited in height. There is a secure car park to the side with a further fenced yard to the rear.

The property benefits from a freehold title and provides secure accommodation with perimeter fencing on three sides and elevated to the western elevation.

TERMS

The property is offered freehold with offers in the region of £615,000.



SITE AREAS

	sq.m	sq.ft
Ground Floor	358.19	3856
Ground Floor - Side	105.31	1134
Ground Floor Total:	463.50	4990
First Floor/Mezzanine	360.49	2804
Total	723.99	7794

The entire site totals 18,219 sq. ft (0.418 acres).

RATEABLE VALUE

The property has a split assessment. All parties should rely on their own enquiries with the local billing authority.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

EPC

Energy Performance Certificate is available on request. We understand the property has been assessed in two parts and fall within Band 'E' and 'G'. All interested parties should make their own enquiries and seek advice with regards to recommended energy improvements as part of any offer made.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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