

UNIT 2 BERRY STREET BOOTLE, LIVERPOOL, L20 8AT



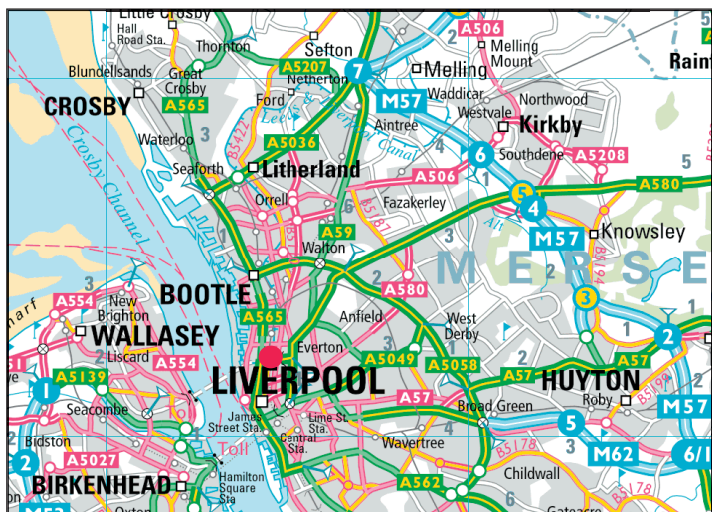
FOR SALE

WAREHOUSE & OFFICES WITH YARD/PARKING
3,992 SQ FT (370.9 SQ M)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION

The property is situated on the eastern side of Berry Street within the Berry Street Industrial Estate on the edge of Bootle Town Centre. The Merseyrail Northern Line runs immediately to the east of the subject premises and transportation links are excellent with Berry Street leading to Canal Street and Millers Bridge which in turn leads to the outer ring road and the national motorway network approximately 4 miles away. Liverpool Freeport is approximately 2 miles from the subject property and Liverpool City Centre is approximately 3 miles to the South.

DESCRIPTION

The property comprises a workshop of steel frame construction with a pitched insulated roof incorporating translucent roof panels. The property provides clear span workshop accommodation and a single storey office section with a flat roof to the front of the building. The unit benefits from a 3 phase power supply and a gas warm air blower in the warehouse with gas fire central heating to the office accommodation. The minimum eaves size is approximately 11.5feet (3.5metres).

FLOOR AREAS

Measured on a gross internal basis the unit extends to approximately 3,992.3 sqft (370.9 sqm)

PRICE

£125,000

TENURE

We understand the unit is held for a term of 99 years from 10/06/1972 at an annual rent of £1,700. The rent is reviewed every 21 years.

BUSINESS RATES

We understand the property has the following Rateable Value:

Workshop and Premises £9,500.

VAT

All figures quoted are exclusive of but maybe subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs and stamp duty.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

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E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details Prepared OCTOBER 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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