

# FOR SALE

## 483 HAWTHORNE ROAD



## LARGE YARD WITH WORKSHOP PREMISES

- \* APPROXIMATELY 1.9 ACRES (0.76 HECTORS)
- \* WORKSHOP OF 2,900 SQ FT (269.4 SQ M)
- \* SITE OFFICE OF 900 SQ FT (83.6 SQ M)
- \* ENVIRONMENTAL AGENCY WASTE MANAGEMENT LICENCE AND WASTE CARRIERS LICENCE
- \* NEW UNDERGROUND DRAINAGE SYSTEM INCLUDING OIL SEPARATOR TANK

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

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

**0151 227 3400**

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# 483 HAWTHORNE ROAD, BOOTLE



## LOCATION

The subject property is located on Hawthorn Road, Bootle, approximately 3 miles to the north of Liverpool City Centre and close to the northern docks Liverpool Freeport. Hawthorn Road is a major arterial route leading from Liverpool city centre and connecting to Dunningbridge Road (A5036) which leads to Switch Island M57/M58 motorways.

## DESCRIPTION

The property comprises an L shaped concrete surfaced site with a workshop an site office, full perimeter flood lighting and perimeter fencing/walling with secure gated entry and access from Hawthorn Road.

The property benefits from Environmental Agency Waste Management Licence and Waste Carrier Licence and has recently had a new underground drainage system including a oil separator tank to Environmental Agency specifications installed. The site also benefits from Bunded Tanks and an undercover Depollution Rigs.

## TERMS

The accommodation is available to purchase. Further details available upon request.

## VAT

All prices quoted are exclusive of and maybe liable to VAT.

## BUSINESS RATES

The rateable value of the property is £23,750 although interested parties are advised to make their own enquiries with Sefton Council on 0845 1400845.

## TENURE

We understand the property is Freehold.

## EPC

An Energy Performance Certificate will be available.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Alternatively, please contact our Joint Agents, Tony Reed or Andrew Byrne, Keppie Massie Tel. No (0151) 255 0755

Details Prepared MARCH 2011

Subject to Contract

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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