

FOR SALE OR TO LET

52 WELLINGTON STREET, GARSTON, LIVERPOOL, L19 2LX

SELF CONTAINED OFFICE BUILDING

(SUITABLE FOR A VARIETY OF ALTERNATIVE USES, CLINIC, SURGERY ETC SUBJECT TO PLANNING)



LOCATION

The property is located in Garston Village off Wellington Street approximately 6 miles south of Liverpool City Centre and 3 miles north east of Liverpool John Lennon Airport. The premises are easily accessible from Garston Way/Speke Road (A561) which is a busy main road running north to south Liverpool.

DESCRIPTION

The building consists of a detached single storey property of modern brick construction with a tiled pitched roof built approximately 15 years ago. Internally the property is configured with a number of stud partitioned offices/rooms. The current configuration suits an office or clinic (dentist, doctor, physiotherapist, cosmetic, drugs rehabilitation) occupier. Externally there is a car park to the side which is secured in part and provides 12 designated parking spaces. There are also an additional 3 more spaces to the front of the building.

FLOOR AREAS

Gross Internal Area	396.40 sq.m	(4,265 sq.ft)
Net Internal Area	286.71 sq.m	(3,085 sq.ft)

LEASE

A new lease for a term of years to be agreed, will be offered on full repairing and insuring terms.

PRICE AND RENTAL

Upon application.

TENURE

We understand the building is held freehold and is free from encumbrance.

We understand the land upon which the car park is situated is held by way of a 999 year lease from 26th November 1996 subject an annual rent of £3,800.

BUSINESS RATES

Rateable Value 2010 £16,250.

EPC

EPC Certificate reference number: 9787-3090-0496-0590-5221

Energy Performance Asset Rating: D- 90

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Brian Ricketts, Hitchcock Wright & Partners. Ref: MRK/BR

Tel. No. (0151) 227 3400

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E-mail: mattkerrigan@hwardp.co.uk

brianricketts@hwardp.co.uk

Alternatively, contact our Joint agent Diane Reddihough, BNP

Paribas Tel : 0161 242 2650

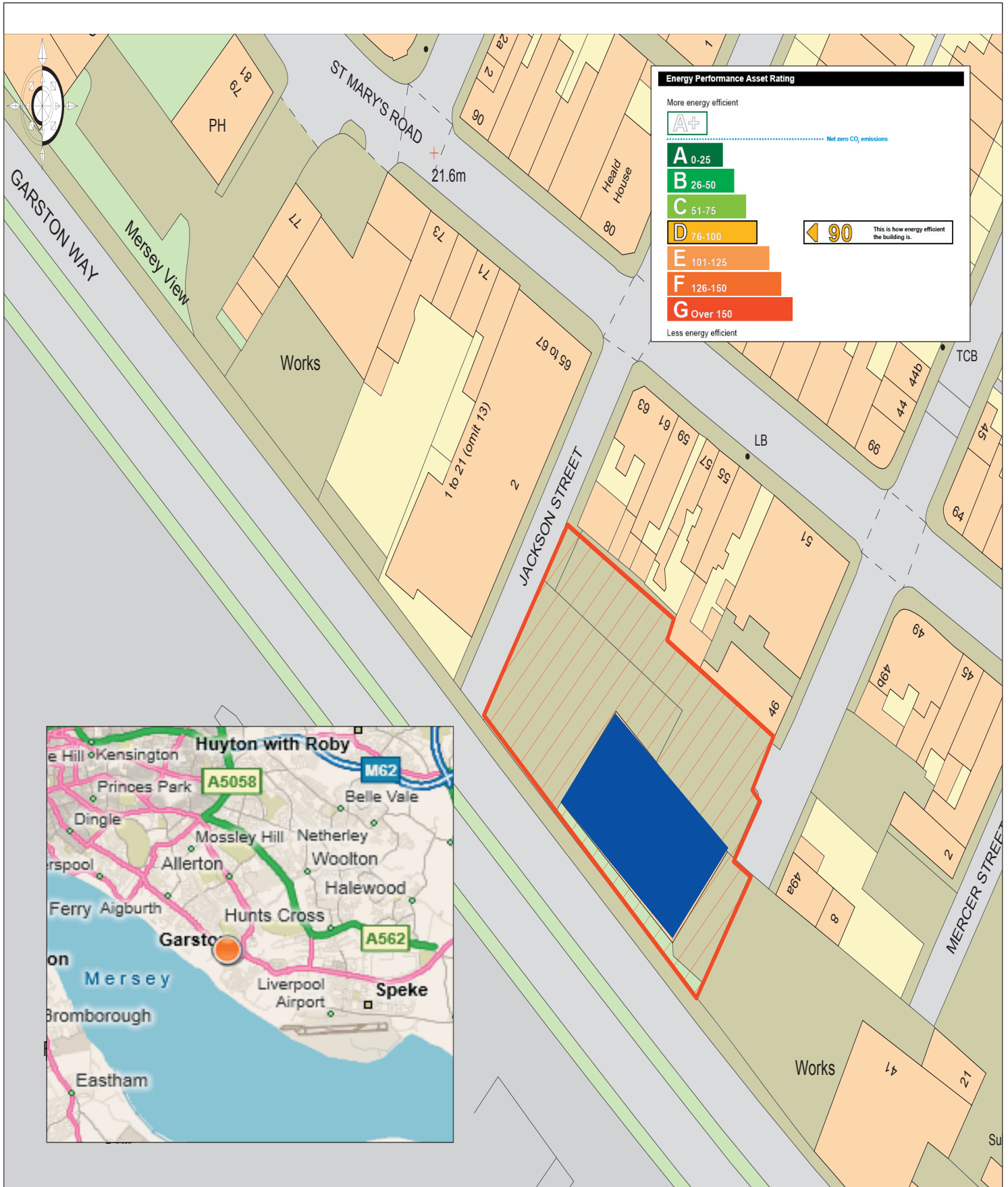
Subject to Contract Details Prepared NOVEMBER 2011

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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