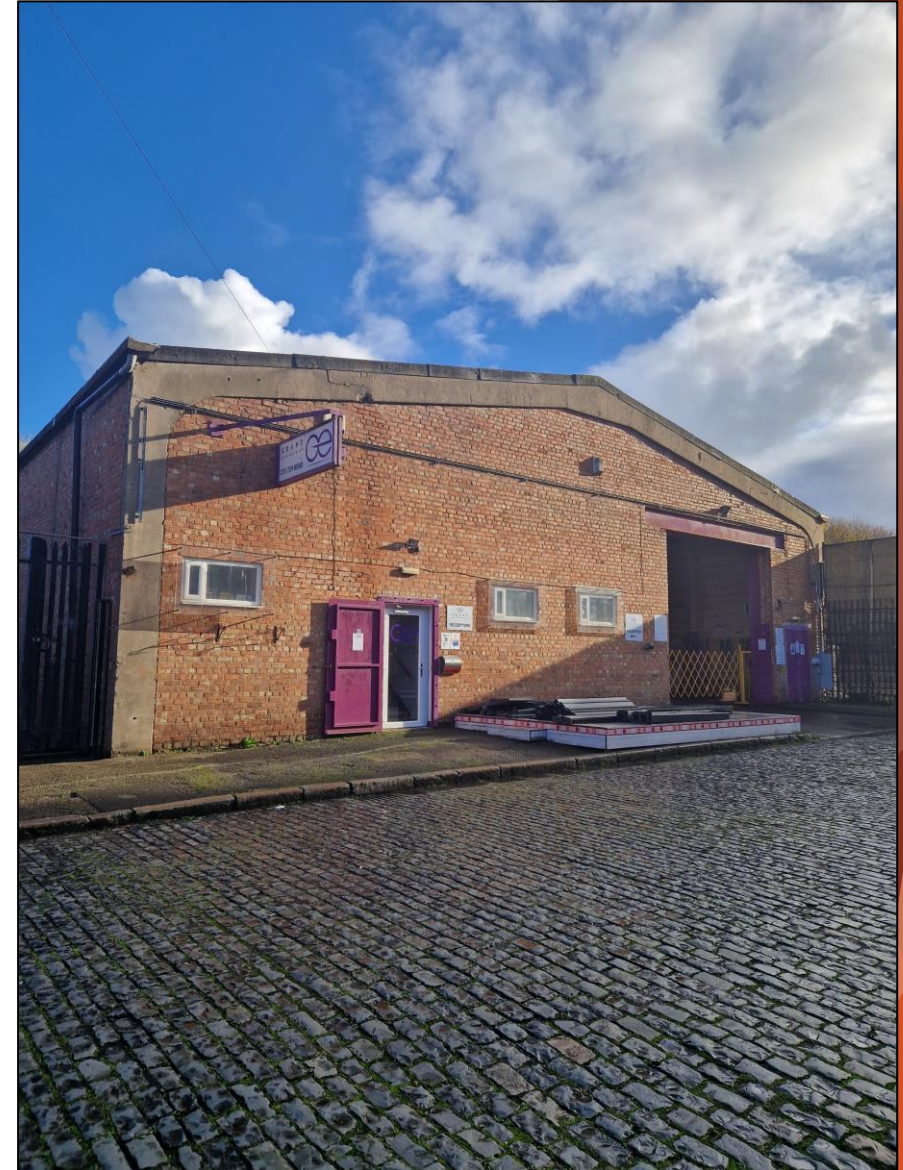


FOR SALE

Prime Freehold in the Heart
of Cains Brewery Village
Suitable for a Variety of Uses
(Leisure / Industrial Use /
Existing Storage /
Distribution / Manufacturing)
Subject to Planning
9,547 sq.ft. (886.93 sq.m.)

**43 BEAUFORT STREET,
LIVERPOOL
L8 5RL**



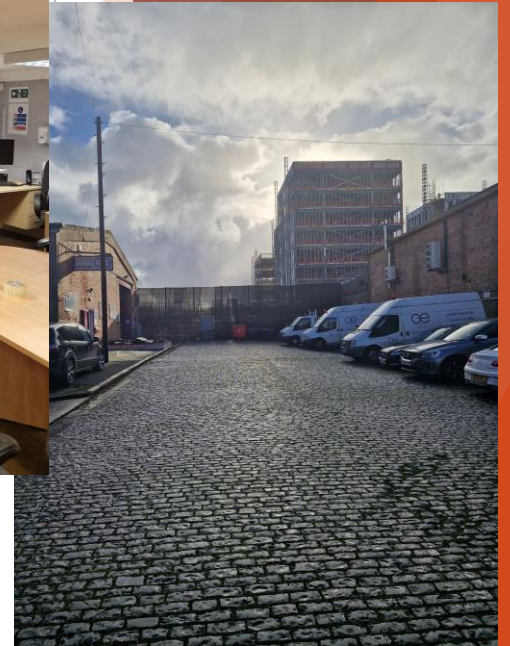
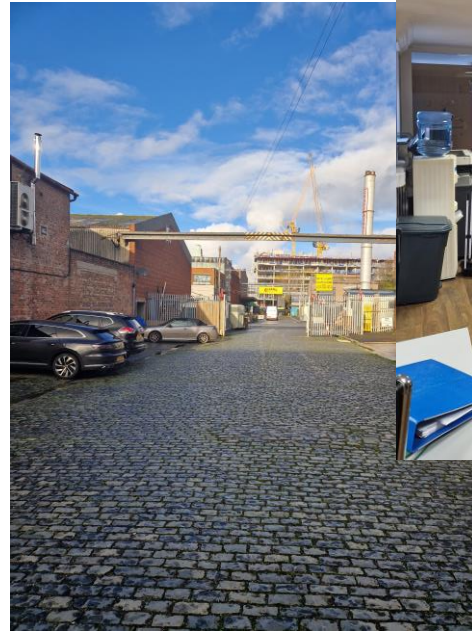


LOCATION

The property is located within the Cains Brewery Village / Baltic Triangle area of Liverpool City Centre, in close proximity to the Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

The area has undergone a radical regeneration over the past decade, driven by the Creative Industries sector, which has resulted in the eclectic mix of occupiers and uses evidenced as at today's date. Adjacent occupiers include H1780 Tap & Still Brewery, the Baltic Bakehouse and Eyre & Ellison, whilst within the wider vicinity Baltic Creative, Camp & Furnace, McDonalds and KFC are in occupation.

There are a number of commercial, residential, student and hotel developments either under construction or constructed within the immediate vicinity of the subject site.





DESCRIPTION

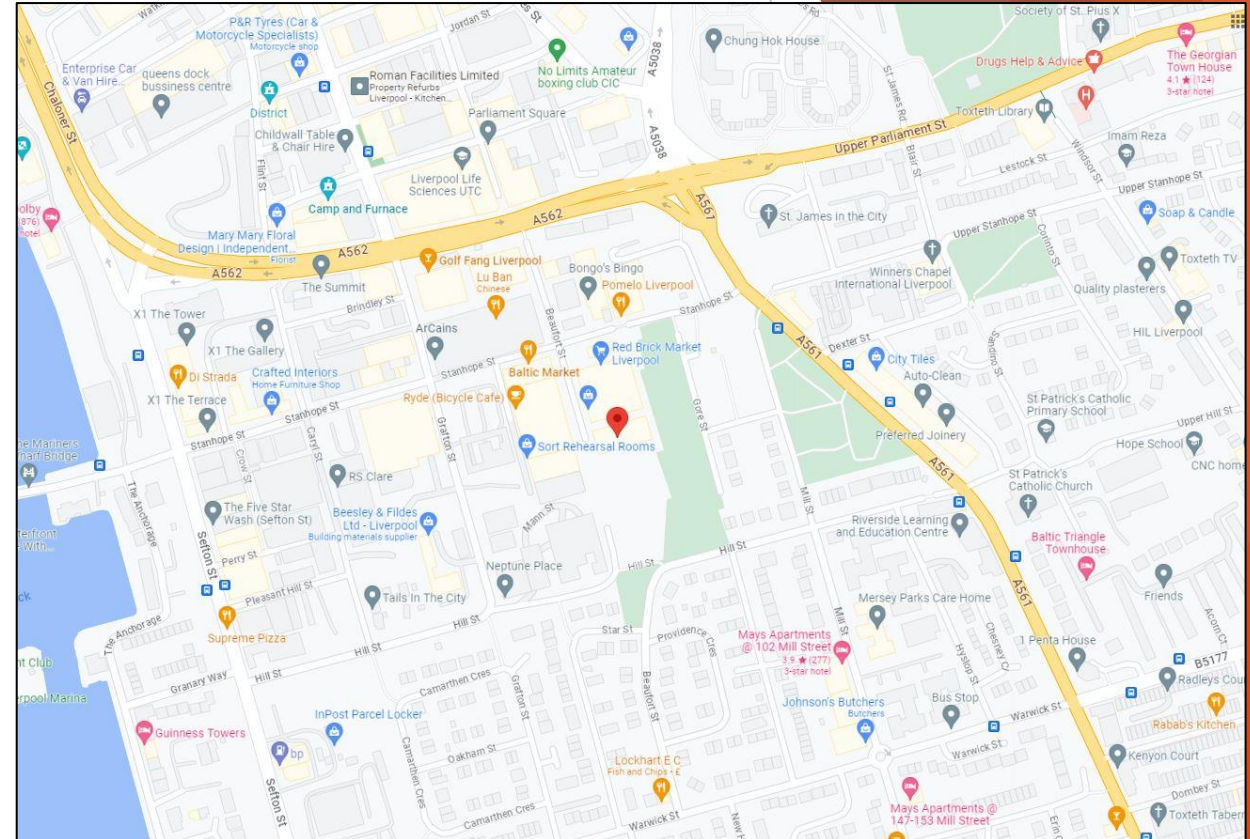
The property is of traditional single storey concrete portal frame construction set beneath a pitched trussed roof structure. The building has brick elevations, a profile clad roof and a roller shutter loading door directly onto the Beaufort Street thoroughfare. The property comprises:

- 4.8m Eaves Height
- Concrete Floor
- Steel Mezzanine
- 4.4m High Loading / Roller shutter

FLOOR AREA

The property comprises the following floor area on a gross internal basis:-

Total GIA: 9,547 sq.ft. (886.93 sq.m)



TENURE

Freehold

GUIDE PRICE

Upon application.

PLANNING

B2/B8 General Industrial / Storage or Distribution.

EPC

Available upon Request

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the conveyance 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.



CONTACT/VIEWING

For any further information please contact the sole agents
Hitchcock Wright & Partners

brianricketts@hwandp.co.uk

0151 227 3400