

# TO LET

**0.18 ACRES (0.1 HECTARES)**

**£30,000** per annum



## LAND AT 12-14 BENTICK STREET, LIVERPOOL L5 9TR

### LOCATION

Located on Bentick Street in the Kirkdale area of North Liverpool, approximately 2.5 miles north of Liverpool city centre. The area is well established for industrial and commercial uses, with nearby occupiers including trade counter operators, vehicle repair centres, and light industrial businesses. The location offers excellent transport connectivity, with easy access to the A59 and the wider Merseyside road network, including the M57 and M58 motorways via the nearby A580.

### DESCRIPTION

The property comprises a broadly level, surfaced parcel of land extending to 0.18 acres (0.07 hectares). The site is fully enclosed by solid brick boundary walls, offering a secure environment suitable for a range of open storage, vehicle parking, or industrial uses. Access is provided via a gated entrance directly off Bentinck Street.

### RENT

£30,000 per annum.

### SITE AREA

0.18 ACRES (0.1 hectares) approximately.

### TERMS

The land is available to rent on a flexible basis. Further details available upon request.

### PLANNING

Interested parties should make their own enquiries with Liverpool City Council regarding proposed uses or development potential.

### TENURE

Freehold

### VAT

All prices quoted are exclusive of but, may be subject to VAT at the prevailing rate.

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### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### 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.

### VIEWING & FURTHER INFORMATION

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

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Subject to Contract

Details prepared June 2025

