

**5-17 BLEASDALE ROAD,  
ALLERTON, L18 5JB**



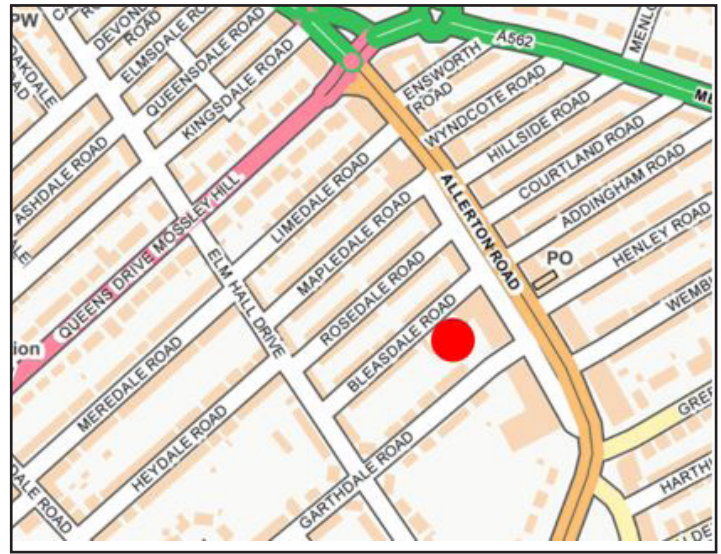
**TO LET**  
**WAREHOUSE, WORKSHOP AND**  
**OFFICES**

**7,930 SQ.FT. (737 SQ.M.)**

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



# 5-17 BLEASDALE ROAD, ALLERTON, L18 5JB



## LOCATION

5-17 Bleasdale Road is located off Allerton Road in South Liverpool. The property is located behind Iceland in the Allerton district shopping and commercial centre. There is a public car park serving the local shops at the rear of the property.

The area is well served by local bus routes and Mossley Hill Station on the Merseyrail Line is approximately ½ mile away, providing regular services into Liverpool City Centre. Liverpool City Centre is approximately 4 miles to the north.

## DESCRIPTION

The property comprises a two-storey brick-built workshop property and a two-storey office building, arranged around a central servicing area/car park, with gated access off Bleasdale Road.

The workshop is of steel frame construction with a flat roof and has timber and UPVC framed windows. There are roller shuttered loading doors off the service area.

There are solar energy panels on the roof.

The office section has rendered masonry walls under a dual pitched slate tile covered roof and comprises a series of offices, a kitchen, W.C.s and stores.

The first floor is accessed via a spiral staircase.

The property benefits from gas fired central heating.

## RATEABLE VALUE

£16,000

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## ACCOMMODATION

Measured on a gross internal area basis, the property extends to approximately:

Workshop Ground	2,626 sq.ft.	(244.0 sq.m.)
Workshop 1st	2,256 sq.ft.	(209.6 sq.m.)
Office Ground	2,212 sq.ft.	(205.5 sq.m.)
Office 1st	836 sq.ft.	(77.7 sq.m.)
<b>Total</b>	<b>7,930 sq.ft.</b>	<b>(736.8 sq.m.)</b>

## RENTAL

Details available upon request.

## VAT

All prices, outgoings and rentals are quoted free of, but may be liable to VAT

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## 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, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Email: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Details Prepared October 2021

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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