

FOR SALE

PROMINENT MAIN ROAD POSITION / SUITABLE FOR OCCUPATION, INVESTMENT OR DEVELOPMENT

27,443 SQ.FT. (2,549.9 SQ.M.) on 1.1 Acres (0.45 Hectares)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Purchase Price - £795,000



126 GREEN LANE / ETNA STREET, LIVERPOOL L13 7ED

LOCATION

This property is situated on the westerly side of Green Lane, close to its junction with Prescott Road, in an established urban area of mixed development. The property is adjacent to a Farm Foods retail unit, whilst on the opposite side of Green Lane is a mixture of residential and commercial properties including an Asda Supermarket.

The property is within easy reach of Liverpool City Centre and close to Queens Drive, giving access to the M62 Motorway.

DESCRIPTION

The premises comprise a range of mainly single storey industrial buildings erected along the southerly side of Etna Street, off Green Lane. The buildings are generally of some age but have been the subject of a phased programme of refurbishment and maintenance over recent years and now present a solid appearance.

The buildings are generally of brick construction with the roof supported on light steel roof trusses. The roof areas are generally finished with plastic coated steel sheeting incorporating translucent panels although the canteen building has a slate roof and the office roof is tiled. Metal framed windows provide additional natural light to the workshop areas.

Floors are concreted and there is a three-phase power supply and gas heating. Headroom varies from a minimum of approximately 3 metres (10'0") in older part of the property up to a maximum of approximately 5.5 metres (18').

The Assembly Shop incorporates stores and toilet accommodation and also has a 1st floor canteen area.

The main office section provides accommodation on ground, 1st and 2nd floors.

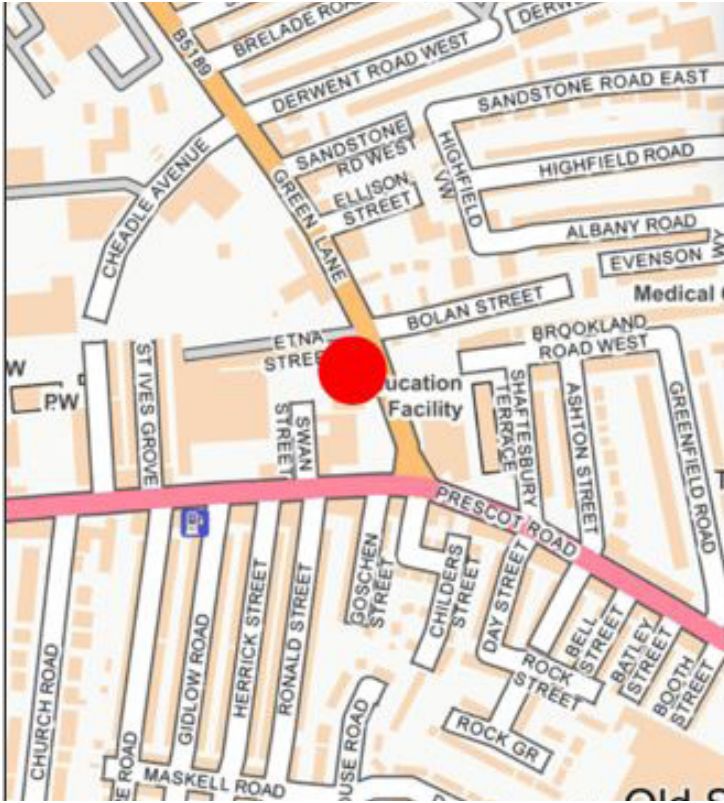
On the opposite side of Etna Street is an area of land allocated for landscaping and car parking purposes.

FLOOR AREA

The property currently provides the following approximate floor areas, measured on a gross internal basis:-

Machine Shop:	697 sq.m.	(7,500 sq.ft.) approx
Assembly shop/stores/toilets:	652 sq.m.	(7,016 sq.ft.) approx
1st Floor canteen:	26.75 sq.m.	(288 sq.ft.) approx
Fitters:	402.81 sq.m.	(4,336 sq.ft.) approx
Despatch:	412.48 sq.m.	(4,440 sq.ft.) approx
Offices Ground Floor:	98.94 sq.m.	(1,065 sq.ft.) approx
Offices 1st Floor	138.61 sq.m.	(1,492 sq.ft.) approx
2nd Floor	121.33 sq.m.	(1,306 sq.ft.) approx
Total	2,549.92 sq.m.	(27,443 sq.ft.) approx

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SITE AREA

Measured using an Ordnance Survey plan, we estimate that the site extends to approximately 1.1 acres (0.45 hectares), or 1.25 acres (0.5 hectares) including Etna Street.

TENURE

Freehold. We understand that Etna Street, which is surfaced mainly with granite sets is still an unadopted public highway even though it only serves these premises and that the gate at the entrance to Etna Street can be locked at night.

RATEABLE VALUE

The rateable value is £71,500.

EPC RATING

G - 253

PRICE

£795,000

VAT

All figures are quoted exclusive of but may be subject to VAT.

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.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwardp.co.uk

Subject to Contract

Details prepared March 2024

