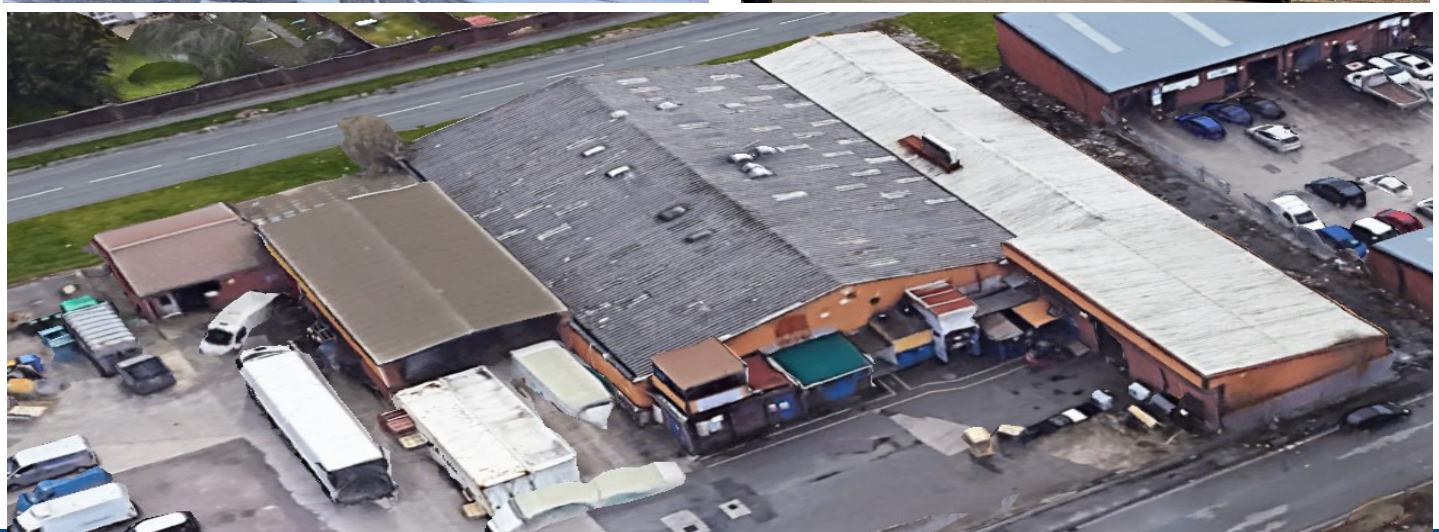


# FOR SALE

Industrial Complex Comprising Three Light Industrial Units  
Former Food Processing Facility and Cold Stores  
Unit 2 - 4,763 sq.ft (444.6 sq.m.) plus lean-to  
Unit 3 - 7,599 sq.ft. (705.0 sq.m.) plus lean-to  
Unit 4 - 18,296 sq.ft. (1,699.7 sq.m.)  
Site Area - 1.6 Acres (0.65 Hectares)

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

Price - Unit 2 - £165,000  
Unit 3 - £165,000  
Unit 4 - £275,000



## Units 2, 3 & 4 Holt Lane, Wheathills Industrial Estate, Netherley L27 2YB

### LOCATION

The property is located in the Netherley area of Liverpool in Merseyside, approximately 7 miles to the east of Liverpool City Centre.

The property is located on Holt Lane on Wheathill Industrial Estate. Belle Vale District Centre is located approximately 1 mile away, providing amenities and regular local bus services from Belle Vale Interchange. The M57 and M62 are readily accessible via the B5178, being located approximately 2.5 miles away.

The immediate area is commercial, principally industrial, and residential in nature. Wheathill Industrial Estate is located adjacent to Childwall Golf Club.

### DESCRIPTION

Until recently the property was used as a food manufacturing plant and most of the cold stores etc are still in situ. Generally, the site comprises three light industrial units with shared loading and parking facilities with vehicular access from Holt Lane.

Unit 2 is a light industrial workshop which has been split into two sections capable of being occupied independently. The building is of steel portal frame construction with brick and metal clad elevations under a pitched metal clad roof. There is a lean-to store to the right hand side and a small loading bay at the front. Both front and rear sections have previously been used as cold stores and are lined with 15cm thick panels accordingly. Both provide clear open areas and there is a small office / store to the front section. Unit 2 is linked to Unit 3 via a small link corridor.

Externally, there is a yard and car park, surfaced with areas of tarmacadam and concrete. The perimeter is secured with palisade fencing and there is a dedicated gate from Holt Lane.

Unit 3 comprises two workshops and office accommodation. The main office area has cavity brick walls with UPVC double glazed windows under a felt flat

roof. The offices benefit from gas fired central heating.

Unit 4 comprises an industrial unit which has been altered and extended on several occasions. The main building has a steel portal frame with brick elevations under a pitched roof. The property provides a former food processing facility including loading bay, stores and welfare facilities.

Externally there is a large shared yard and car park, surfaced with areas of tarmacadam and concrete. The perimeters are secured with palisade fencing.

### TENURE

Each unit is held on a long lease from Liverpool City Council, the principal terms of which are as follows:

#### Unit 2

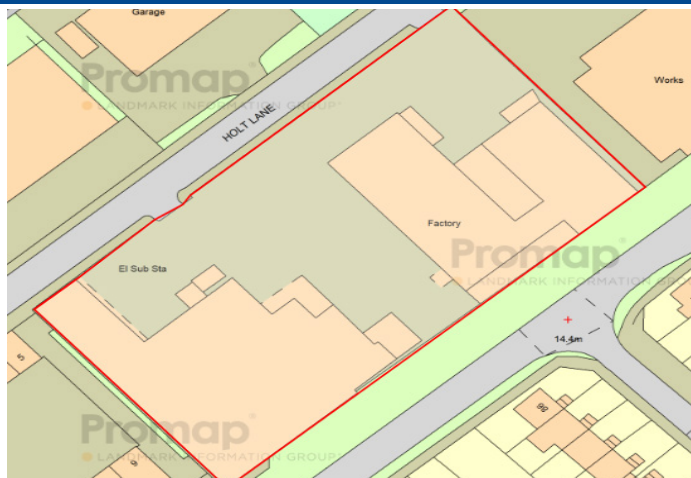
Date:	1st April 1976
Term:	99 years
Effective from:	1st December 1974
Current ground rent:	£1,324 per annum
Next review:	December 2024

#### Unit 3

Date:	2nd May 1985
Term:	99 years
Effective from:	16th November 1979
Current ground rent:	£3,939.17
Next review:	November 2029



## Units 2, 3 & 4 Holt Lane, Wheathills Industrial Estate, Netherley L27 2YB



Unit 4  
Date: 9th June 1972  
Term: 99 years  
Effective from: 9th June 1972  
Current ground rent: £5,928  
Rent review negotiations for outstanding review are currently ongoing and nearing conclusion.

### ACCOMMODATION

The property has the following approximate gross internal floor areas.

Description	Sq.ft.	Sq.m.
<b>Unit 2</b>		
Front workshop	2,249	209.0
Rear workshop	2,514	233.6
Lean-to	1,550	144.0
<b>Total</b>	<b>6,313</b>	<b>586.6</b>
<b>Unit 3</b>		
Front workshop	2,386	221.6
Rear workshop	3,455	320.9
Offices	1,758	163.3
Lean-to	555	51.6
<b>Total</b>	<b>8,154</b>	<b>757.4</b>
<b>Unit 4</b>		
Production areas	12,906	1,199.0
Cold stores	2,546	236.5
Loading / store	1,368	127.1
Ancillary store	572	53.1
Loading bay	583	54.2
Other	321	29.8
<b>Total</b>	<b>18,296</b>	<b>1,699.7</b>

### PRICE

Unit 2	-	£165,000
Unit 3	-	£165,000

Unit 4 - £275,000 plus VAT  
The property is available as a whole and consideration will be given to the disposal of individual buildings.

### LEGAL COSTS

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

### EPC

Available upon request.

### VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

### 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@hwandp.co.uk

Subject to Contract

Details prepared February 2024

