

FOR SALE

LIGHT INDUSTRIAL UNIT AND YARD
950 SQ.FT. (88 SQ.M.)
ON 0.27 ACRES (0.11 HECTARES)

Hitchcock & Wright
Wright
Partners
CHARTERED SURVEYORS

£225,000



34 Lees Road, Knowsley Industrial Park, Merseyside, L33 7SE

LOCATION

The property is located on Lees Road within the established Knowsley Industrial Estate. The East Lancashire Road A580 forms the southern boundary of the estate and provides easy access to Liverpool City Centre approximately 7 miles to the west. Junctions 4 and 5 of the M57 motorway are in close proximity, providing easy access to the national motorway network.

DESCRIPTION

The property comprises a light industrial / workshop unit of steel frame construction with steel clad elevations and a steel clad roof. The property benefits from two electric roller shutter loading doors, a three-phase power supply and has a minimum clear working height of approximately 5 metres.

Externally there is a large concrete surfaced yard with gated access off Lees Road.

ACCOMMODATION

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

950 sq.ft. (88.3 sq.m.)

PRICE

£225,000

TENURE

The property is held on a 125 year lease from 2023 at an annual ground rent of £3,800 per annum with 10 yearly rent review.



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VAT

All rents, prices and other figures included in these particulars maybe subject to VAT.

BUSINESS RATES

From our investigations with the Valuation Office, the property is listed as having a rateable value effective from April 2023 of £5,600. Interested parties are advised to make their own enquiries to the Business Rates Department within Knowsley Borough Council.

EPC

Available upon request.

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@hwandp.co.uk

Subject to Contract

Details prepared September 2023