

FOR SALE

FREEHOLD DEVELOPMENT SITE

113 LIVERPOOL ROAD (A565)
CROSBY, LIVERPOOL, L23 5TD



SITUATION / DESCRIPTION

Occupying a prominent position on Liverpool Road, close to its junction with Endbutt Lane, A565, a principal route north of Liverpool City Centre to the suburbs of Waterloo, Crosby, Blundellsands and leading to Formby and Southport, connecting with the North West Motorway system including M57, M58 and M6. The premises have been used as a car showroom and associated workshop since the 1960's and are now available to let on flexible lease terms either as a whole or in part.

SITE

Former car showroom and workshops occupy an area of:

	1,270 sq.m.	13,705 sq.ft. approx
	0.127 hectares	0.314 acres
Showroom Building	521.5 sq.m.	5,614 sq.ft.
Workshop Building	393 sq.m.	4,232 sq.ft.
Hard standing		

TENURE

Freehold.

USE

The site has potential for commercial/retail or leisure use alternatively as residential or a combination of same.

PRICE

Unconditional offers invited in the order of :

£650,000 (Six Hundred and Fifty Thousand Pounds).

(10 Endbutt Lane is available either separately or at an additional price).

BUSINESS RATES

The premises have been assessed for rating purposes as a whole as follows:- RV: £43,250

Interested parties should make their own enquiries with the Business Rates Section of Sefton Council. Telephone No. - 0151 934 3568.

EPC

SHOWROOM - Certificate No. 9220/4052/0353/4440/4094

Rating - E (107)

WORKSHOP - Certificate No. 0408/2526/4630/4890/9303

Rating - E (102)

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan of Hitchcock Wright & Partners. Ref: JCB/MRK

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

mattkerrigan@hwandp.co.uk

Subject to Contract

Details Prepared September 2018

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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