# 51 SPEKE ROAD LIVERPOOL L19 2NY



# **FOR SALE**

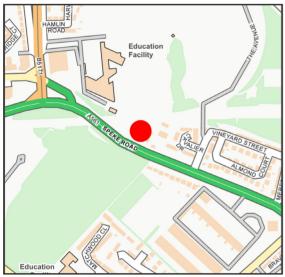
- · Prominent main road position
- Approximately 15,000 vehicle movements per day
- Warehouse with integral offices and large yard
- Suitable for alternative uses, subject to planning

12,712 sq.ft. (1,181 sq.m) on 1.2 acres (0.5 hectares)



# 51 SPEKE ROAD, LIVERPOOL, L19 2NY







#### LOCATION

The property occupies a highly prominent position on the A561 Speke Road, a main arterial route from Liverpool City Centre, serving the southern suburbs of Liverpool and Liverpool John Lennon Airport, which is located 2.5 miles away. Liverpool City Centre is located approximately 6 miles to the north and the M62 is a 10 minute drive away, via the Knowsley Expressway.

Local amenities are available in Garston District Centre and at New Mersey Retail Park and there are excellent public transport links, with Liverpool South Parkway located less than 1 mile away, providing local and national rail services.

#### **DESCRIPTION**

The property comprises a substantial industrial complex with a large steel portal frame manufacturing building with brick and steel clad elevations, under a metal deck roof. Ancillary facilities on the ground floor include a locker room, W.C.s and stores. There are quality offices on the 1st floor, approached via a staircase from a reception area at the front of the property. Externally, there is extensive parking and a large service yard as well as a separate staff canteen and a warehouse building.

The property benefits from a three-phase power supply and has a minimum eaves height of 4.7 metres, with 6.9 metres at the apex. The warehouse area benefits from a gas fired heating system and a compressed air system. There is air conditioning in the office accommodation.

### **ACCOMMODATION**

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

 Main Warehouse and office facility
 10,894 sq.ft.
 1,012.1 sq.m

 Canteen
 288 sq.ft.
 26.8 sq.m

 Separate warehouse
 1,530 sq.ft.
 142.1 sq.m

 Total
 12,712 sq.ft.
 1,181.0 sq.m

Site Area: 1.2 acres (0.5 hectares)

#### **TENURE**

999 year lease from May 1961.

#### **PRICE**

Available upon application.

### **RATEABLE VALUE**

£38,750.

#### **EPC**

An EPC has been commissioned and will be available upon request.

#### **VAT**

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

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with the transaction.

#### **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 Fax: 0151 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared: September 2021

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