

**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

12,424 sq.ft. (1,154.2 sq.m) on 1.2 acres (0.5 hectares)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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, a large service yard and a separate warehouse with a yard, currently used for storage.

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
Warehouse & Stores	1,530 sq.ft.	142.1 sq.m
Total	12,424 sq.ft.	1,154.2 sq.m

Site Area: 1.2 acres (0.5 hectares)

TENURE

999 year lease from May 1961.

PRICE

Available upon application.

RATEABLE VALUE

£43,250.

EPC

Energy Rating 94D

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
Email: nickharrop@hwandp.co.uk

Details Prepared: February 2024

Subject to Contract



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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