

FOR SALE

ATTRACTIVE INVESTMENT OPPORTUNITY



UNIT 18, TAPTON WAY
WAVERTREE BUSINESS VILLAGE
SUPERB SELF-CONTAINED BUILDING
IN ATTRACTIVE LANDSCAPED
BUSINESS PARK SETTING
149 sqm (1,603sqft)

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

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

UNIT 18 TAPTON WAY, WAVERTREE BUSINESS VILLAGE



LOCATION

Wavertree Business Village is located in a highly prominent location on Wavertree Avenue. The landscaped environment incorporates a series of self-contained office buildings with excellent communication links and lies directly adjacent to the Wavertree Railway Station.

DESCRIPTION

The building is designed to the latest specification and comprises 2 storeys with brick elevations and an attractive glazed atrium entrance and incorporates double glazing, central heating and LED lighting throughout.

ACCOMMODATION

The building is approached via a glazed double height entrance lobby with staircase and w.c facilities (including disabled facilities). The ground and first floors are regular in shape providing a pleasant open plan environment with excellent natural light. The first floor has 3 attractively glazed partitioned offices. The property provides for four dedicated on-site parking spaces.

FLOOR AREA

149 sq. m (1,603 sq.ft)

PRICE

£165,000 which represents a highly attractive net initial yeild of 8.92% (assuming usual purchase costs).

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation of the lease, contracting out order and any stamp duty thereon.

COVENANT INFORMATION

The building is let in its entirety to Asep Healthcare Limited for a term of 5 years expiring on the 2ndn January 2024 at a rental of £15,000 per annum.

Asep Healthcare's first product, tournistrip was invented by Ryan Kerstein and Christian Fellowes, both doctors, in response to the unmet clinical need for a single use tourniquet to actively reduce risk of contamination. Ryan and Christian worked with Imperial Innovations LLP to provide early stage investment that led to the formation of ASep Healthcare Limited in 2008. ASep benefitted by follow-on-funding from the North West Fund for Biomedical which has allowed ASep to grow its product offering and management team.

Asep Healthcare has significantly expanded its tourniquet product range to provide quality products in all segments, from single use to single paitient use in adults and paediatric areas. ASep's goal is to make blood collection simpler, intuitive and stress-free for caregivers and patients. This led to the design of innovative dispensingn systems to protect the integrity of the tourniquets, and allow simple, one-handed operation for successful blood draws.

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:

Brian Ricketts, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

E-mail: brianricketts@hwandp.co.uk

Subject to Contract

Details updated February 2022



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.

www.hitchcockwright.co.uk

Hitchcock Wright
INCORPORATING HITCHCOCK & PARTNERS

& Partners

0151 227 3400

www.hitchcockwright.co.uk