

FOR SALE

Mersey Towel Service, Brookfield Drive, Liverpool, L9 7AJ

- Well Established Industrial Location
- Excellent Transport Links
- On Site Car Parking Provision
- Gross Internal Area Approx: 900.4 sq.m (9,691 sq.ft)

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Location

The premises are situated on to Brookfield Drive close to its junction with Muir Road forming part of the large Aintree Industrial Estate with Aintree approximately 4 miles north of Liverpool City Centre. The estate includes industrial, warehousing and trade counter premises comprising both local and national occupiers such as Magnet Kitchens. It is in a good strategic location within a few minutes driving time of the M57 and M58 motorways which in turn provide direct links to the M62 and the M6.

The Property

The subject property appears to be of reinforced concrete with brick wall construction under a flat roof with all elevations part clad in corrugated steel. Internally, the property benefits from solid concrete flooring throughout, fluorescent strip lighting with a 3 phase electricity supply and gas heating provision. The premises has a small office accommodation at the front with part previously used as a trade counter and is largely open plan also consisting of kitchen and WC facilities. Externally, the property has loading access via two roller shutters, with additional personnel entrances. The site provides car parking provision for approximately 10 vehicles.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Gross Internal Area: 900.4 sq.m (9,691 sq.ft).

Eaves Height: 3.6m (max) 2.7m (min)

Tenure

It is understood that the premises are held by way of a long lease from Liverpool City Council, for the residue term of 99 years, commencing 10th April 1973 at a current passing ground rent of £5,100 with 22% recoverable from the adjacent Leaseholder.

Further details are available upon request.

EPC

Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £28,250

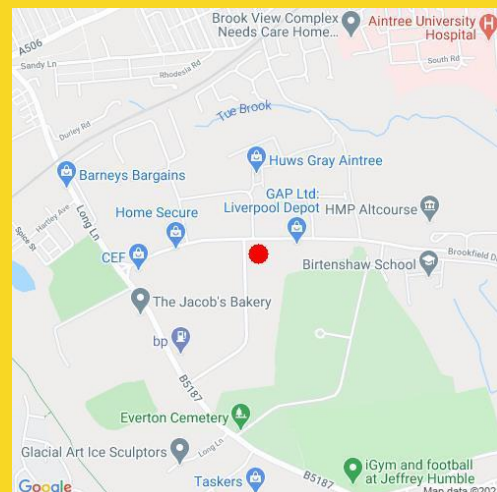
Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

Offers in the region of £325,000

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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