

FOR SALE

LegatOwen
CHARTERED SURVEYORS
0151 252 1144
www.legatowen.co.uk



**DOCK ROAD SOUTH, BROMBOROUGH,
WIRRAL, CH62 4SR**

**A DETACHED INDUSTRIAL /
WORKSHOP UNIT**

6,521 SQ FT

(605.84 SQ M)

**WELL ESTABLISHED
INDUSTRIAL LOCATION**



DESCRIPTION

The property comprises a detached, industrial / workshop unit of brick built construction under a steel truss roof with cement sheet cladding. The property is arranged two bays with servicing to the front gable elevations via two roller shutter loading doors.

The unit benefits from office and staff accommodation 3 phase electricity, fluorescent light and a vehicle inspection pit.

The site is fully fenced and gated providing a forecourt service area of hardcore construction.

ACCOMMODATION

The accommodation has been measured in accordance with the Code of Measuring Practice (6th Edition) and provide a Gross Internal Area of 605.84 sq m (6,521 sq ft).

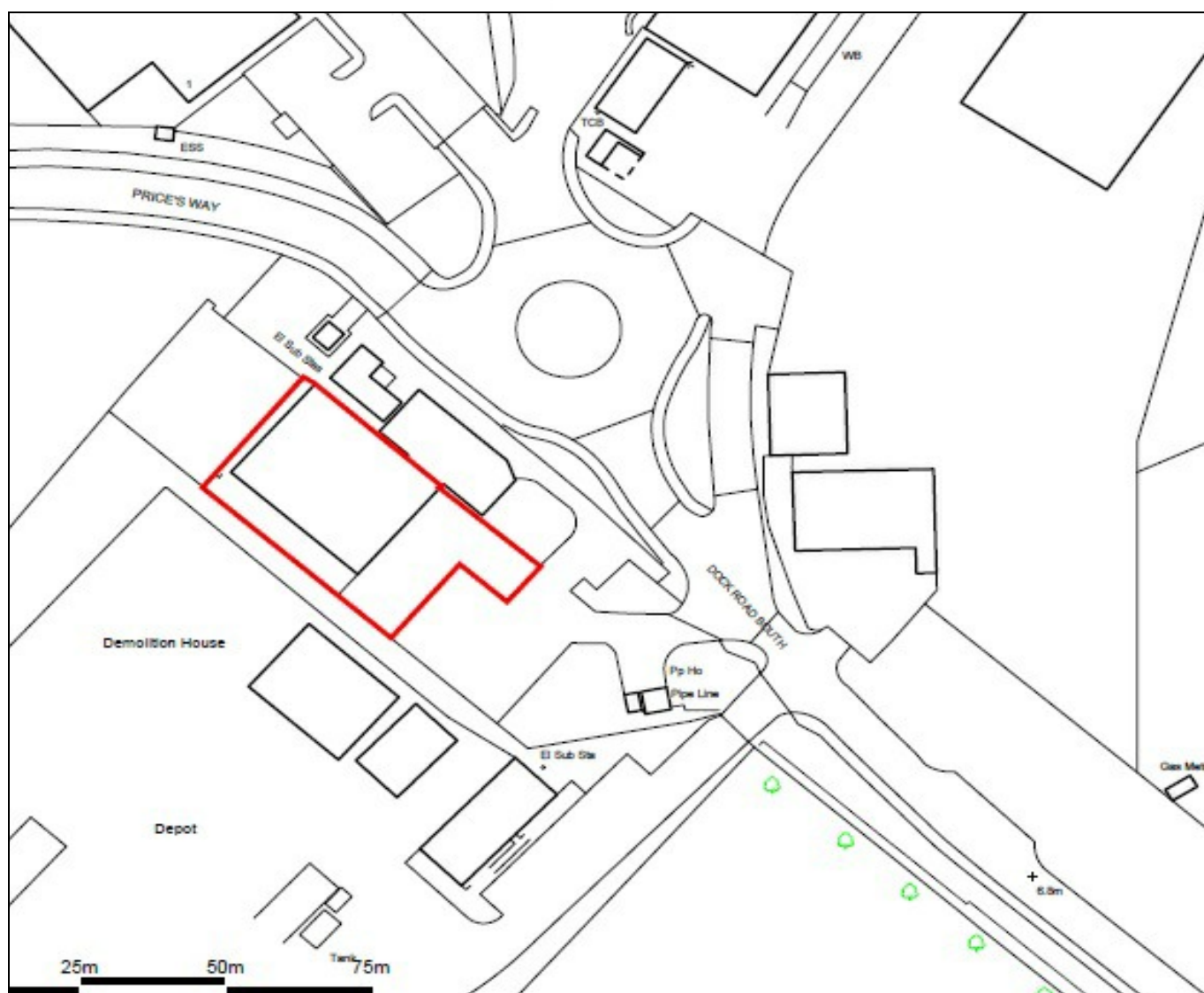
On a site of approximately 0.129 hectares (0.32 acres).

TENURE

The property is available for sale freehold.

PRICE

Offers in the region of £225,000.



ENERGY PERFORMANCE CERTIFICATE

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

152

This is how energy efficient the building is.

VAT

All prices and rentals quoted are exclusive of VAT.

RATABLE VALUE

The 2017 Rating List Rateable Value figure is £14,500

The property may be eligible for small business rates relief, all queries to be directed to the local council in the first instance.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

Viewings are by prior appointment with the sole letting agents Legat Owen:

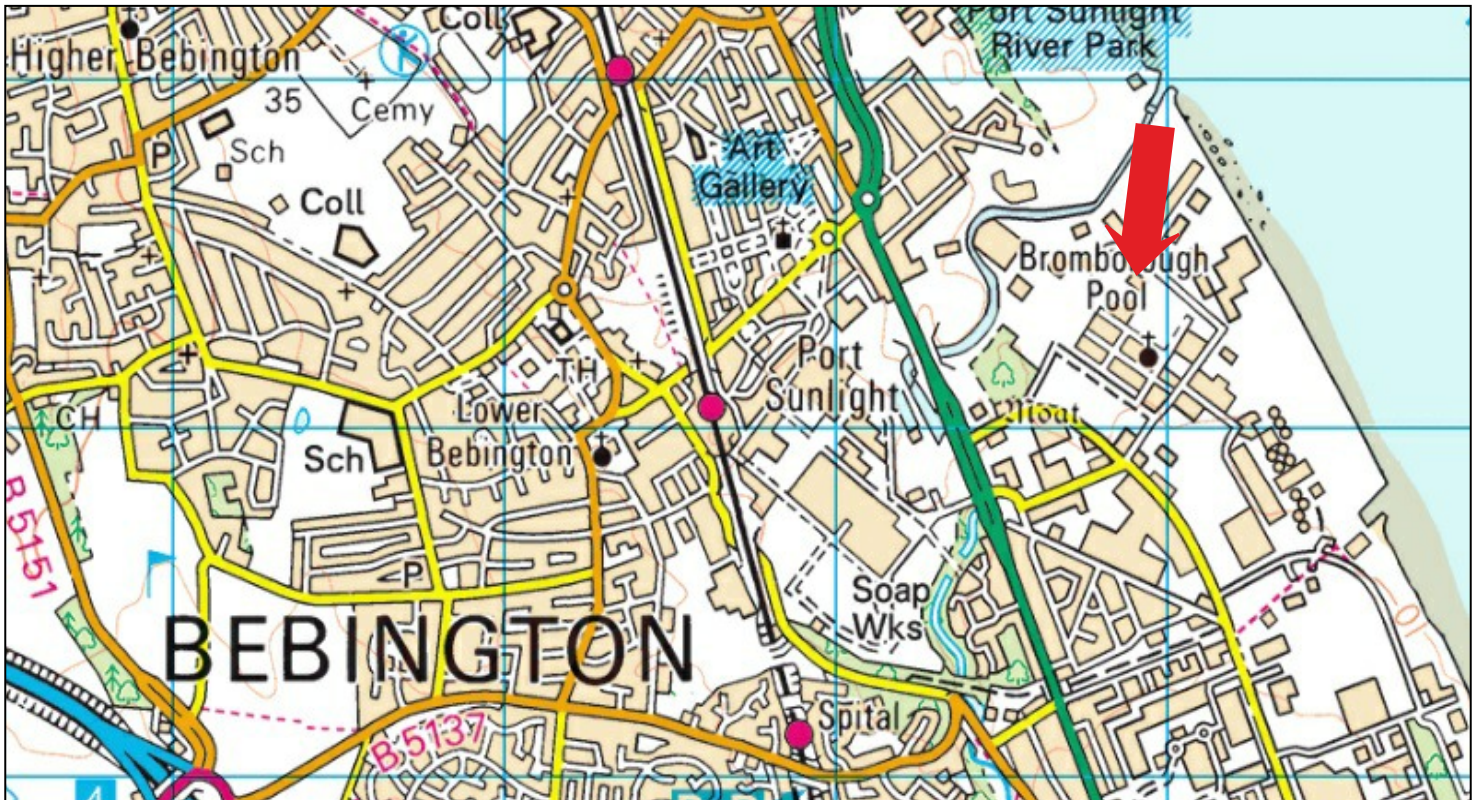
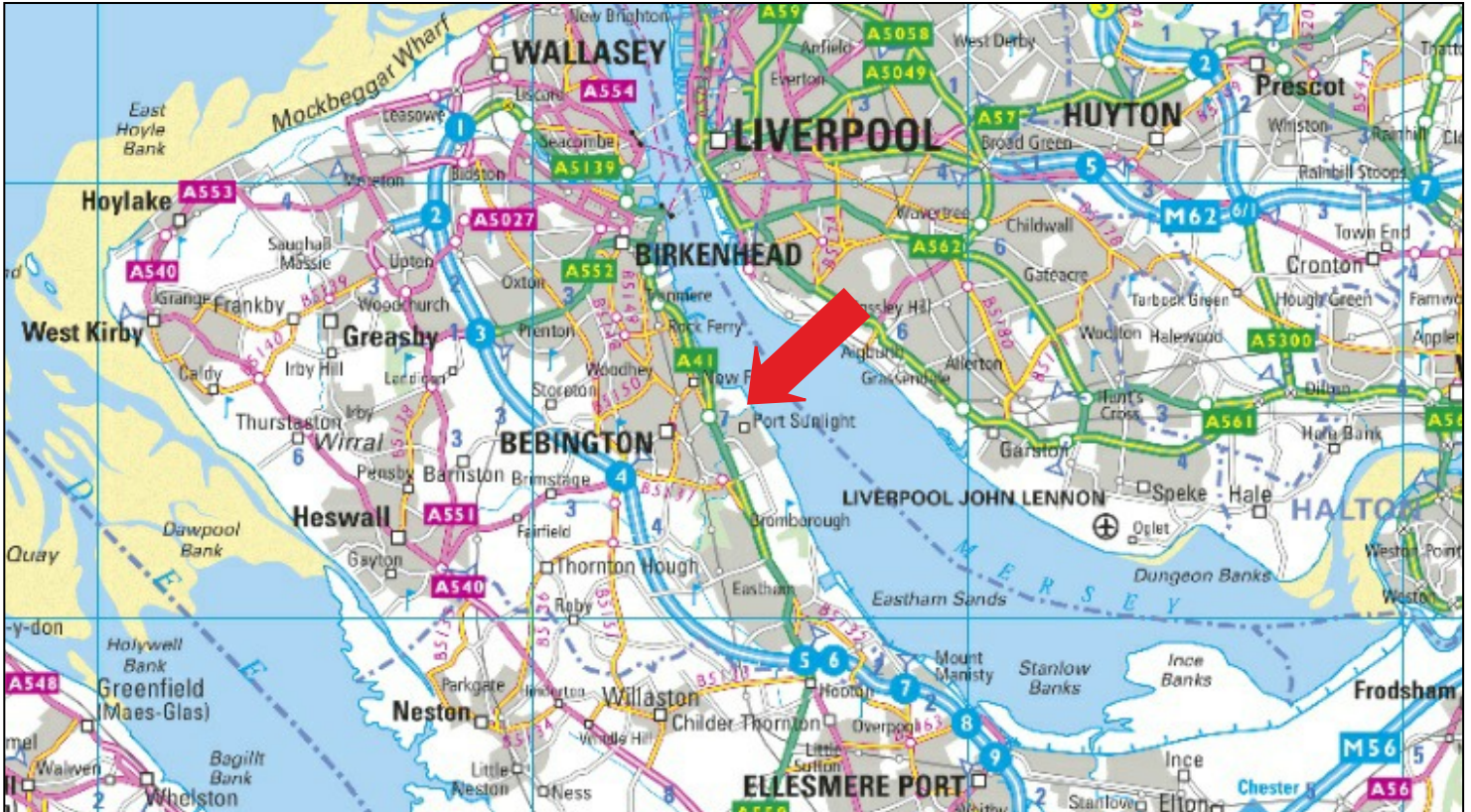
Mark Diaper - markdiaper@legatowen.co.uk

Stephen Wade - stephenwade@legatowen.co.uk



LOCATION

The property is situated on Dock Rd South providing direct access onto the A41 (New Chester Rd) which in turn accesses Junction 5 of the M53 to the south and Liverpool City Centre via the Mersey tunnel approx to the north. Bromborough benefits from the Croft Retail & Leisure Park providing local amenities.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

June, 17

SUBJECT TO CONTRACT

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