

TO LET

Attractive Commercial Property
Suitable for a Variety of Uses Subject to Planning
Car Parking Available

1,825 sq.ft. - 15,800 sq.ft. (171 sq.m. - 1,444 sq.m.)

Rent on Application



7-29 Brasenose Road, Liverpool L20 8HL

LOCATION

The property is prominently situated on Brasenose Road, close to its intersection with Bankhall Street, which leads to Derby Road (A565) and Stanley Road (A567), the two main arterial road leading north from Liverpool City Centre through to Bootle, within close proximity to Liverpool Docks.

Liverpool City Centre is located approximately 2.4 miles to the south and the M62 motorway is located approximately 6 miles to the southeast. Bootle Town Centre is approximately half a mile to the north.

Bankhall Merseyrail Station is located a short walk away and the property is well placed for both public transport and rail communications about the area.

DESCRIPTION

The property has been adapted over the years and provides showroom, office and warehouse accommodation on the ground floor, a further warehouse in the basement, first floor offices and mezzanine storage areas, together with W.C.s and kitchen.

The roofs are pitched with plastic coated metal profile sheets and tile roof coverings.

There is roller shutter loading access off Brasenose Road and a car park to the side. All main services are available and the property benefits from a three-phase power supply.

The minimum clear height in the main warehouse is 15 feet (4.6 metres).

The property would suit a variety of different uses, subject to a change of use if necessary.

ACCOMMODATION

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

Ground floor Warehouse:	7,763 sq.ft.	721.2 sq.m.
Basement Warehouse:	2,000 sq.ft.	185.7 sq.m.

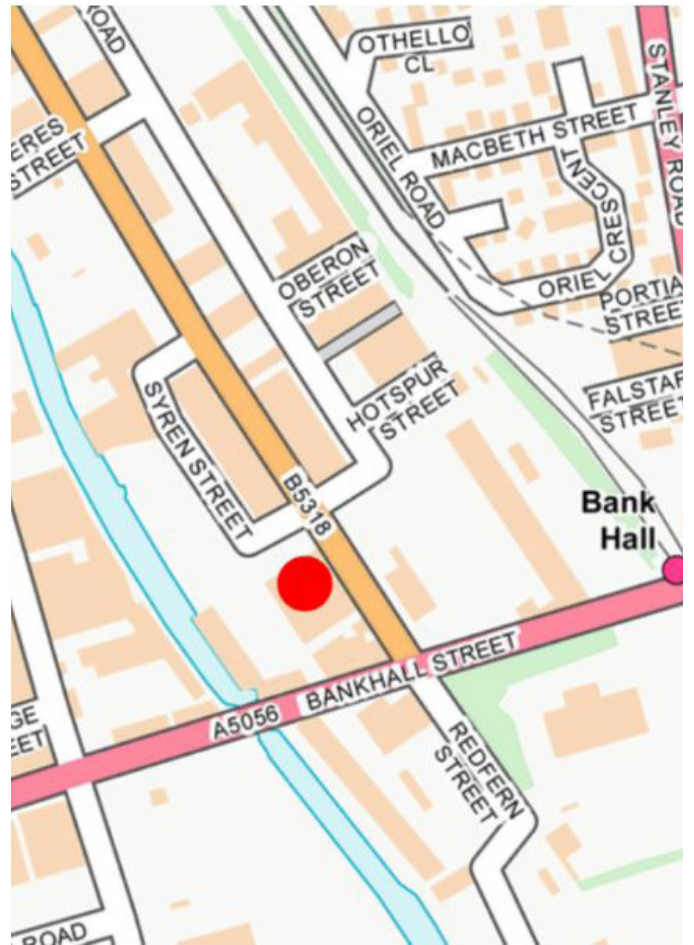
Ground Floor Offices/ Showroom & Ancillary	4,212 sq.ft.	391.3 sq.m.
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First Floor Offices	1,825 sq.ft.	169.5 sq.m.
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The mezzanine floors extend to approximately 2,259 square feet (209.9 square metres).

Consideration will be given to the letting of part. Further details available upon request.

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BUSINESS RATES

The tenant will be responsible for the payment of business rates, if applicable. For further details please contact Sefton Council Business Rates Department

EPC

An EPC has been commissioned and will be available shortly.

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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 of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwardp.co.uk

Subject to Contract

Details prepared July 2024

