

# HEYSHAM RD

AINTREE L30 6TU

**39,569 SQ FT**  
**(3,676.1 SQ M)**

**FOR SALE**

**SUBSTANTIAL WAREHOUSE FACILITY  
WITH OFFICES ON 2.39 ACRES**

**PART FREEHOLD/PART LEASEHOLD**

**CLOSE TO SWITCH ISLAND AND  
LIVERPOOL DOCKS**





# HEYSHAM RD

## AINTREE L30 6TU

### SERVICES

We understand that all main services are connected to the property, including three phase power.

### ACCOMMODATION

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

	sq ft	sq m
Warehouse Front Section	23,454	2,179.0
Warehouse Rear Section	11,355	1,054.9
Offices Ground Floor	2,380	221.1
First Floor	2,380	221.1
<b>Total</b>	<b>39,569</b>	<b>3,676.1</b>

### SITE AREA

Freehold	1.75 acres	(0.71 HA)
Leasehold	0.64 acres	(0.26HA)
<b>Total</b>	<b>2.39 acres</b>	<b>(0.97 HA)</b>

### TENURE

Freehold (edged red) and leasehold (edged blue).

Main leasehold terms:

- Landlord: Sefton Borough Council.
- Term: 25/01/1978 to 24/1/2077 (53 years unexpired).
- Rent: £9,250 per annum.
- Rent Reviews: 7 yearly rent reviews (upwards/downwards, market value, assuming cleared site), next rent review is on 25/01/2027.

### USER

Industrial, warehouse and storage.

### EPC RATING

65C.

### BUSINESS RATES

The Rateable Value of the property is £98,000.



### PRICE

Available upon request.

### TECHNICAL PACK

Access to the technical pack is available by e-mail request to [nickharrop@hwardp.co.uk](mailto:nickharrop@hwardp.co.uk) and documents include:

- Title Pack
- Topographical Survey
- Utilities Survey
- Asbestos Survey

### PLANNING

The site is allocated within Sefton Borough Council's Local Plan as being in an employment area.

### LEGAL COSTS

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

### 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.

These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2024. Design: Alphabet Design, Liverpool 0151 707 1199

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact:

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**

**Nick Harrop**  
[nickharrop@hwardp.co.uk](mailto:nickharrop@hwardp.co.uk)

Subject to Contract

