

FREEHOLD FOR SALE

£660,000



782-790 QUEENS DRIVE (THE ROCKET), LIVERPOOL L13 4BT

SITUATION AND LOCATION

Situated on Queens Drive (A5058) at the "Rocket" interchange with M62 and Edge Lane Drive leading to Edge Lane Retail Park and Liverpool City Centre (approximately 5 miles) with easy access to Huyton / Prescot and the northwest motorway network. Public transport immediately available from Broagreen Train Station within a mile direct to Liverpool / Manchester city centres.

DESCRIPTION

Showroom premises with car park, prominent position on Queens Drive with rear warehouse and delivery / service access off Warnerville Road. First floor offices staff and toilet accommodation.

ACCOMMODATION

Total site area approximately	0.129 Hectares	(0.318 Acres) approx
Showrooms 1	110 sq.m.	(1,185 sq.ft.) approx
Showroom 2 and offices	345.6 sq.m.	(3,720 sq.ft.) approx
Rear warehouse	506.8 sq.m.	(5,455 sq.ft.) approx
First floor offices	60.5 sq.m.	(651 sq.ft.) approx
Total	1,023 sq.m.	(11,011 sq.ft.) approx

TENURE

Freehold Title Number MS448466 subject to and with the benefit of tenancies.	
Showroom A - Photographic Studio, 5 year term from 1/12/2022	- £15,000 pa
Showroom B - Bedroomology, 10 year term from 1/11/2022	- £31,200 pa
Warehouse Ceramic Tiles, New lease from completion	- £19,800 pa
Total	- £66,000 pa

PURCHASE PRICE

Offers for the Freehold Interest in the order of £660,000 (Six Hundred and Sixty Thousand Pounds). Consideration maybe given to providing vacant possession of the warehouse and offices for owner occupation.

VAT

We are informed that the property has not been elected for VAT.

BUSINESS RATES

Unit 1A Rateable Value	-	£12,500
Unit 1B Rateable Value	-	£6,300
Showroom 2 Rateable Value	-	£9,600
First floor Office 3 Rateable Value	-	£6,100
Store/Workshop 4 Rateable Value	-	£7,100
Offices Unit 5	-	£5,300
Total Rateable Value	-	£66,000 pa

Qualifying businesses will benefit from Small Business Rate Relief.

EPC

TBC

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 John Barker or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared March 2025



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LANDMARK INFORMATION

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