

HEYSHAM RD AINTREE L30 6TU

LOCATION

The property is situated on Heysham Road within an established industrial location to the north of Liverpool, in close proximity the national motorway network and Liverpool Docks. Aintree and Old Road Merseyrail Stations, Aintree Retail Park and Switch Island Leisure Park are located close by.

The property has excellent road, rail and sea connections.

The adjacent site, known as Mersey Reach, has recently been developed and provides over 200,000 square feet of high-quality industrial accommodation, a petrol filling station and Starbucks drive thru.

Heysham Road runs between Dunningsbridge Road (A5036) and Ormskirk Road (A59), both of which form main arterial routes to Switch Island, the intersection of the M57/M58 motorways.

The property is located approximately 3.4 miles from Liverpool2, a new £400m deep-water container terminal at Liverpool Freeport. This has doubled the ports container capacity and it is now one of the country's best equipped and connected terminals.

• M57/M58	1.0 mile
• M6 (J23)	16.0 miles
 Liverpool2 deep-water port 	3.4 miles
 Liverpool John Lennon Airport 	12.5 miles
 Manchester Airport 	39.0 Miles
Liverpool	7.0 miles
 Manchester 	39.0 miles
 Old Roan Merseyrail Station 	0.8 miles
 Aintree Merseyrail Station 	1.2 miles

(18 minutes to Liverpool Central)

DESCRIPTION

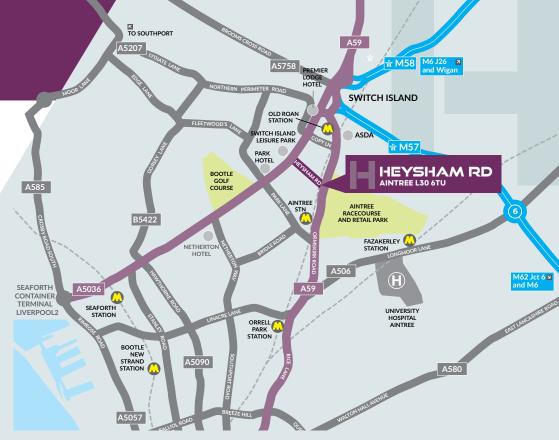
The property comprises a substantial detached industrial facility, comprising of the main warehouse, a vehicle servicing depot, offices and a large concrete surfaced yard arranged on a regular shaped site.

The warehouse comprises a substantial steel frame building which is arranged in three bays having brick walls to full height, a level concrete floor and pitched roofs which incorporate 10% translucent roof lights.

Vehicular access is provided at various points around the building.









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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:

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

SITE AREA

Total	2.39 acres	(0.97 HA)
Leasehold	0.64 acres	(0.26HA)
Freehold	1.75 acres	(0.71 HA)

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

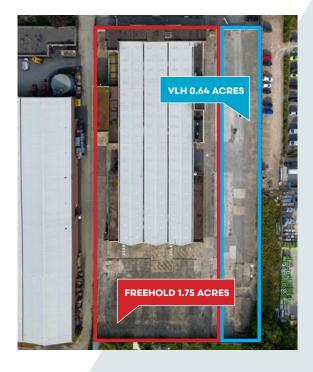
Industrial, warehouse and storage.

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@hwandp.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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact:



Nick Harrop

nickharrop@hwandp.co.uk

Subject to Contract

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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