

FOR SALE - INDUSTRIAL UNIT

UNIT B, 4 CHERRY LANE, LIVERPOOL, L4 6UG

**Mason
Partners**



- Freehold refurbishment opportunity
- 21,952 sq ft (2,039.44 sq m)
- Prominent location
- Situated 4 miles north east of Liverpool City Centre
- Excellent road links to A580, Junction 5 M57 and Queens Drive outer ring road.
- Potential for a range of alternative uses.

0151 227 1008

masonpartners.com

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LOCATION

The property occupies a prominent position on the south side of Cherry Lane at its junction with the A580 Walton Lane in Walton, Liverpool. The property has excellent road links to Liverpool City situated approximately 4 miles to the south west and to Junction 5 of the M57 approximately 5 miles to the east. The Queens Drive outer ring road is approximately 200 metres from the property.

DESCRIPTION

The property comprises an industrial unit of steel portal frame construction with pitched roofs and a concrete floor. Elevations are clad with brickwork and profiled metal cladding. The unit benefits from a reception area, office, ancillary facilities and a further mezzanine level office all situated to the front of the building. There are demountable mezzanine floors erected within the industrial unit providing further storage accommodation. All mains services are available to the property.

ACCOMMODATION

Industrial & ground floor ancillary	15,064 sq ft	(1,399.49 sq m)
Mezzanine office	731 sq ft	(67.94 sq m)
Mezzanine store 1	2,854 sq ft	(265.19 sq m)
Mezzanine store 2	3,303 sq ft	(306.81 sq m)
	21,952 sq ft	(2,039.44 sq m)

TENURE

Freehold.

PRICE

Offers in excess of £800,000 exclusive of VAT.

BUSINESS RATES

Rateable Value £34,000

Business Rates Payable for the year ending 31st March 2023 - £16,966 ignoring any available reliefs.

EPC

The property has an Energy Performance Rating of D93.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

We understand VAT is not payable on the purchase price.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of a proposed purchaser once a transaction has been agreed and before contract documentation is issued.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:-

Mason Partners LLP:

Jon Swain DD: 0151 225 0118
 Mob: 07810 435 071
 Email: jonswain@masonpartners.com

SUBJECT TO CONTRACT
May 2022