

FOR SALE

OFFICE/WORKSHOP WITH STORAGE



5 BRASENOSE ROAD

LIVERPOOL L20

- Immediately available
- Refurbishment opportunity
- Excellent communication links
- Alternative use, subject to planning



5 BRASENOSE ROAD, LIVERPOOL, L20

LOCATION

The subject property is situated on Brasenose Road at the junction with Bankhall Street, approximately 3 miles north of Liverpool City Centre.

The premises are conveniently positioned with regards to the local and national road network conveniently located between Derby Road and Stanley Road, main arterial routes to and from Liverpool.

The property is also conveniently positioned in respect of public transport links with Derby Road being a main bus route in addition to Bootle Oriel Road and Bankhall train stations being within less than half a mile.

DESCRIPTION

The premises comprise a two storey brick/block built property providing office/workshop accommodation with the additional benefit of a basement providing additional storage. The basement does benefit from natural light and could convert to additional office accommodation.

Externally, the property has the advantage of roller shutter doors

Internally, the property provides open plan office/workshop accommodation with the benefit of a kitchen at ground floor level and access to the small rear yard. There are stairs leading to the first floor open plan office and the basement with access to the WC's.

ACCOMMODATION

The premises provide the following approximate floor areas:

Description	Sq. m.	Sq. ft.
Basement office/storage	65.5	705
Ground floor office / workshop	94.7	1,020
First floor offices	93.0	1,001
Total	253.2	2,726

BUSINESS RATES

We are reliably informed by the Local Rating Authority that the premises are currently assessed as follows:-

"Shop and premises" – rateable value £3,350

We would recommend that all interested parties contact Liverpool City Council on 0151 233 3000 for further clarification.

TERMS

The premises are available on a sale basis and we are seeking for offers in excess of £150,000.

Alternatively, our client may consider letting the whole premises by way of a new lease for a term to be agreed. Further details on application.

VAT

Please note all rentals and prices are quoted exclusive of VAT to which they may be liable.

COSTS

Each party will be responsible for their own costs incurred in connection with any transaction.

VIEWINGS

Strictly by appointment with the Sole Letting Agents Keppie Massie:

Contact: Andrew Byrne

Email:

andrewbyrne@keppiemassie.co.uk

Tel: (0151) 255 0755

SUBJECT TO CONTRACT

May 2008

**KEPPIE
MASSIE**

SURVEYORS & PROPERTY CONSULTANTS

0151 255 0755 www.keppiemassie.com

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