

FOR SALE

145 EDGE LANE, LIVERPOOL, L7 2PF

Prominent Self-Contained Office Building & Car Parking in Addition to Extensive Land to Rear

569 sq. m (6,124 sq. ft) on 0.73 acre site

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- ❖ Vacant Possession
 - ❖ Development Potential
 - ❖ High Profile Position
 - ❖ Suitable for a Variety of Uses (STP)
 - ❖ Extensive Car Parking
 - ❖ Large Site



LOCATION

The subject property is located approximately 1 mile from Liverpool City Centre. It lies fronting Edge Lane which links the M62 through to Liverpool City Centre. The property is located at the junction of Belltower Lane.

145 Edge Lane occupies a prominent position within the well established Edge Hill commercial district. Edge Lane (A5047) is a key arterial route connecting the city centre to the M62 motorway, providing excellent road access to the wider North West region and beyond.

Edge Hill benefits from strong public transport links, with Edge Hill Station located within walking distance, offering direct services to Liverpool Lime Street and regional destinations. Multiple bus routes serve the area, connecting the site to the city centre and surrounding districts.

The local area has seen significant investment in recent years, including infrastructure upgrades, new academic buildings and the development of Liverpool Shopping Park, which provides a wide range of retail and leisure facilities.

DESCRIPTION

The subject property comprises a detached, purpose built office building arranged over three storeys, originally constructed in the mid 1960s. It provides a total of two principal floors of office accommodation at ground and first floor levels with the second floor previously a caretaker's flat..



Constructed around a concrete frame, the building features brick and glazed elevations with panels beneath a flat felt covered roof. Windows are part double/single glazed within metal frames, typical of the construction era..

The roof level includes a small former caretaker's flat, plant rooms and telecommunications antennae (which is scheduled for removal).

The building is set out in a rectangular plan, incorporating service cores at both ends, with the primary service core located to the left-hand side. A vehicular underpass runs beneath part of the building, providing access to the rear car park.

Externally, the property benefits from 26 designated surface car parking spaces, including visitor car parking to the front with the majority of spaces located at the rear, access via the underpass. There are landscaped lawned areas to both the front and rear of the site, contributing to a pleasant business environment.

There was formerly a prominent advertising hoarding at the end elevation and there is potential to reinstate and generate significant passive income (STP)

ACCOMMOATION

Ground Floor: 209.9 sq. m (2,259 sq. ft)

First Floor: 284 sq. m (3,057 sq. ft)

Second Floor: 75.1 sq. m (808 sq. ft)

Total: 569 sq. m (6,124 sq. ft)

The site is approximately 0.3 hectares (0.73 acres).



TERMS

Our client's freehold interest is placed on the market providing vacant possession on the office building. Further information to include guide price, land registry documents and floor plans are available upon request.

Offers sought in excess of £975,000 plus VAT.

BUSINESS RATES

The property at 145 Edge Lane, Liverpool is currently assessed with a rateable value of £37,000. This is not the amount you pay, and we ask all interests to make their own enquiries.

TENURE

The property is held freehold.

VAT

All figures quoted are exclusive but subject to VAT. The building is currently elected for VAT but there might be the opportunity to deselect as part of the sales process if required.

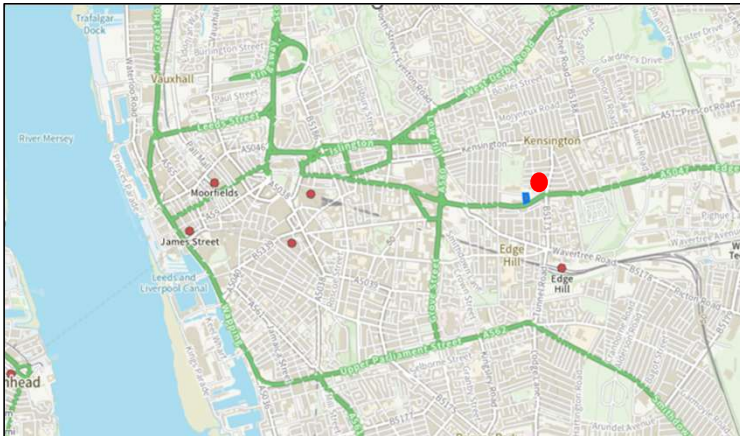
LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs..

EPC

The property has an EPC rating assessment of D77.





VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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