

# For Sale/To Let

Development Land/Industrial Unit at 46  
Sandheys Avenue, Waterloo, Liverpool, L22

120.76 sq. m (1,299 sq. ft)

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- ❖ Light Industrial Unit with Yard
  - ❖ Development Opportunity
  - ❖ Freehold
  - ❖ Suburb Location
  - ❖ Planning Permission in Principle for Housing Plot
  - ❖ Mains Connection
  - ❖ Alternative Use Potential (STP)



PROPOSED

LOCATION

The subject property is located off Oxford Road in a popular and well established residential location within walking distance to Crosby Beach and South Road amenities, bars and restaurants and approximately 7 miles from Liverpool City Centre.

The surrounding area is mainly residential.

DESCRIPTION

The property is offered either for sale (and would suit an owner occupier) or alternatively it would redevelop into a residential bungalow or 5 bedroom detached (STP). Alternatively it is available to lease on terms to be agreed.

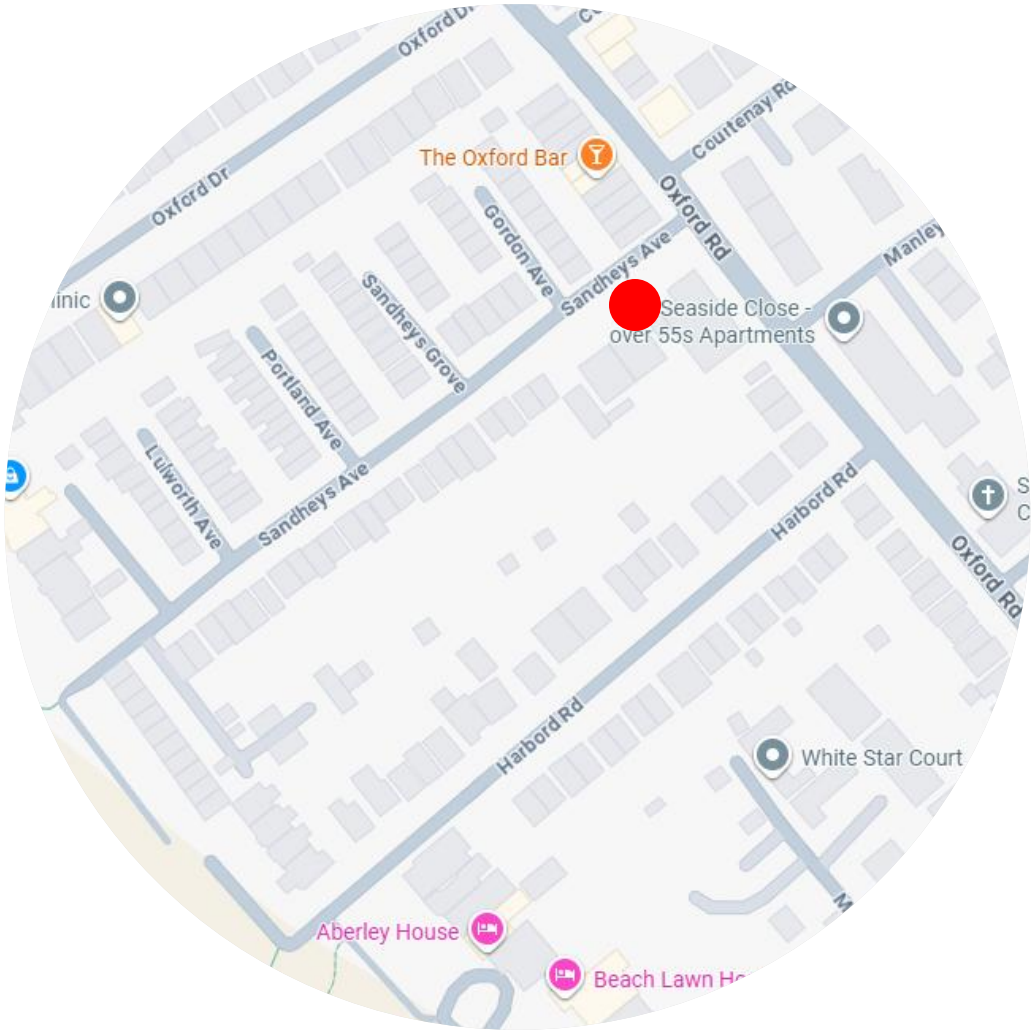
PLANNING:

Permission in principle has been granted to demolish the garage building and erection of a single dwelling house. Sefton Council Reference: DC/2025/00195

ACCOMMODATION:

120.76 sq. m (1,299 sq. ft))

Site acres 0.09 acres



TERMS

Freehold for sale - £187,500.

Or to lease subject to refurbishment of £1,850 per calendar month.

RATEABLE VALUE

Please make your own enquires.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

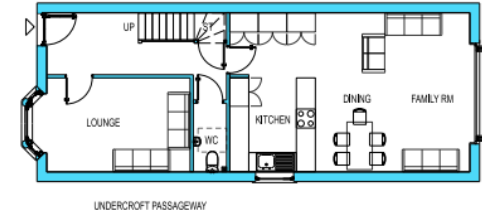
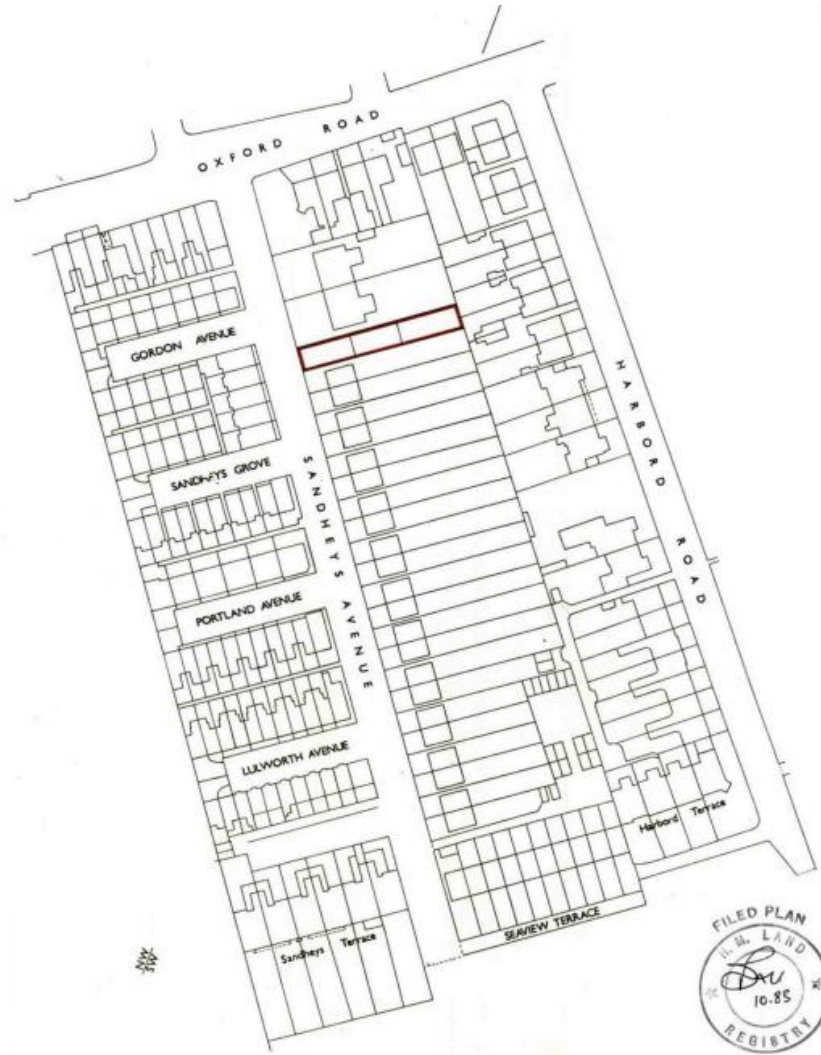
LEGAL COSTS

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

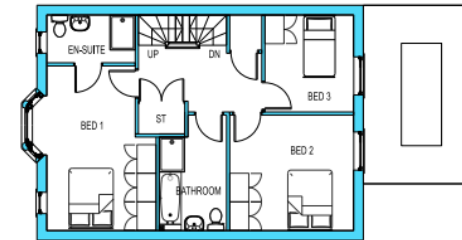
EPC

Not applicable.

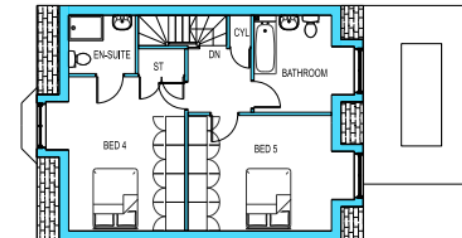
## Potential 5 Bed House



GROUND FLOOR



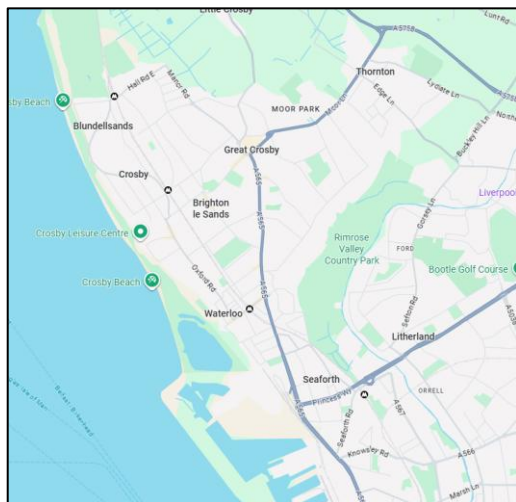
FIRST FLOOR



SECOND FLOOR



**Proposed**



## VIEWING

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

**commercial@keppiemassie.com**  
**Tel: 0151 255 0755**

**timgarnett@keppiemassie.com**  
**07852 240103**



### **DISCLAIMER - Keppie Massie (KM) give notice that:**

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
  2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
  3. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
  4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.
  6. KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
  7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
  8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
  9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.
- As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements. Please see <http://www.keppiemassie.com/CHP>

### **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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