

For Sale

May
LET

101 – 105a Cherryfield Drive, Kirkby. L32 8SA

*Offers in the
region of
£200,000*

*To Let at
£20,000 pa*

- Onsite parking –upto 6
- Gas central heating
- UPVC Double Glazed
- Electronically operated
- Platform Lift
- Secure rear garden
- Occupation or conversion



*Detached Two Storey Office Building/ Former Supported Housing
Approx. 190 sq.m (2,045 sq.ft)*

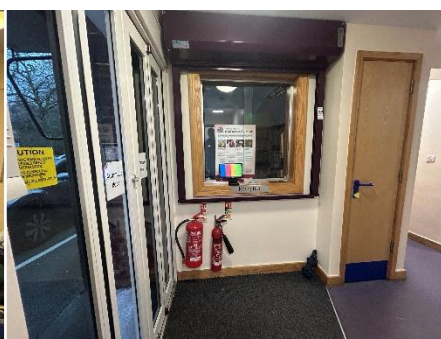


Contact

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www.keppiemassie.com



DESCRIPTION

Externally, the property benefits from:

- UPVC double glazed windows
- Electronically operated external shutters to ground and first floor
- Tarmac surfaced car park to the front
- Rear garden and former soft play area

Internally the specification includes:

- Entrance hall with bi-fold security door
- Reception area
- Combination of private offices and open plan areas
- Large training/meeting room
- Kitchen and WC facilities
- Platform lift
- Gas central heating
- Carpet and vinyl floorings
- Surface mounted CAT II lighting

ACCOMMODATION

Ground Floor: 94.45 sq. m (1,017 sq. ft)

First Floor: 95.49 sq. m (1,028)

Total: 190 sq. m (2,045 sq. ft)

TENURE

Freehold

TERMS

Flexible terms will be considered. Available by way of a new lease for **£20,000pa** or to buy seeking offers in the region of **£200,000**.

Available
May

RATEABLE VALUE

Rateable value - £12,750.

Interested parties should verify this information and confirm rates payable with the Local Authority.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

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

EPC

Energy Performance rating of 72 (C)

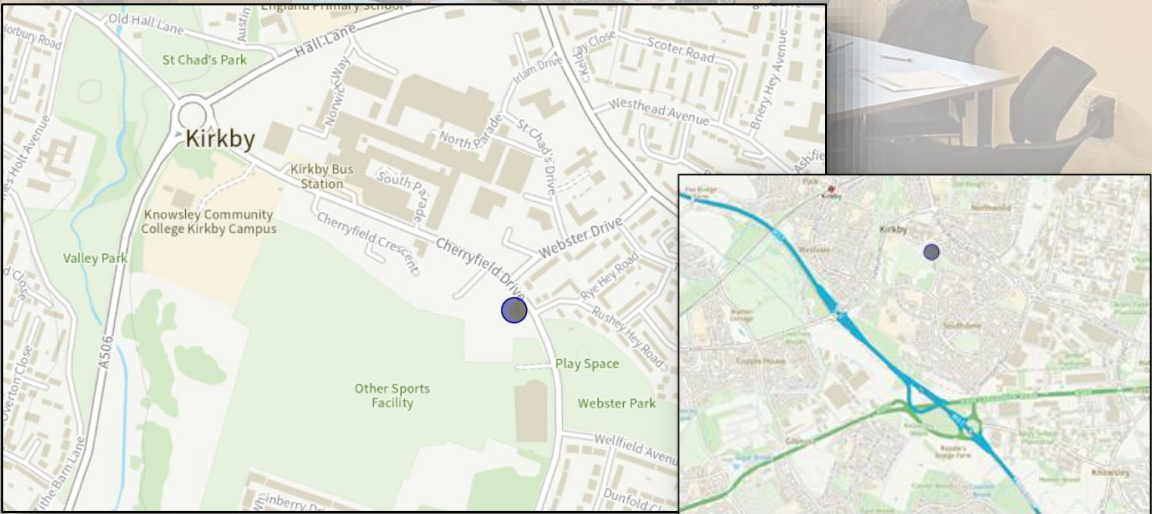
LOCATION

The property is located within Kirkby Town Centre, approximately 6 miles north east of Liverpool City Centre. The property sits just off Cherryfield Drive close to its junction with Webster Drive.

The property is within a predominantly residential area, a short distance from Kirkby Leisure Centre and Webster Park, and within a few hundred metres of the main shopping centre.

There is excellent road connectivity via County Road (A5208), with Junction 6 of the M57 motorway approximately 0.5 miles to the west. Knowsley Industrial Estate and Knowsley Business Park lie within approximately 0.5 miles to the east and south.

A substantial residential redevelopment of approximately 800 new homes is proposed on adjacent brownfield land, which may enhance the overall tone of the area.



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VIEWING

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

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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.
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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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