

3 TAPTON WAY

WAVERTREE TECH PARK, LIVERPOOL,
L13 1DA

OFFICE INVESTMENT
FOR SALE

- ❖ For buyer seeking strong return on investment
- ❖ Opportunity for owner occupier to secure with vacant possession (STC)
- ❖ Let to established tenant
- ❖ Excellent location in Wavertree Technology Park
- ❖ Mid terrace office over ground and first floor
- ❖ Dedicated entrance and parking
- ❖ Reversionary net initial yield potential of 9.67%



FOR SALE

OFFICE INVESTMENT

123.7 sq.m

(1332 sq.ft)



ACCOMMODATION:

2 STOREY OFFICE BUILDING

4 CAR PARK SPACES

**UPGRADED SPECIFICATION AND
PRIVATE OFFICES**

**INCOME PRODUCING WITH
STRONG GROWTH POTENTIAL**

LEASE FLEXIBILITY

Description	sq.m	sq.ft
Ground Floor	60.62	653
First Floor	63.01	679
Total	123.70	1332

INDICATIVE FLOOR PLAN (PRE FITOUT)



3 TAPTON WAY, WAVERTREE BUSINESS VILLAGE

WAVERTREE BUSINESS VILLAGE

Wavertree Business Village forms part of the established Wavertree Technology Park, a popular business location approximately 4 miles east of Liverpool city centre.

The area provides a diverse mix of office, business and industrial accommodation, with a range of established occupiers. It benefits from excellent connectivity via Edge Lane and the M62, with Wavertree Technology Park railway station providing regular services to Liverpool city centre and beyond.

A wide range of retail, leisure and food amenities are also close by, including Liverpool Shopping Park, providing convenient facilities for occupiers and staff.





LEASE

The property is let to Premier Cleaning & Transport Services (UK) Ltd for 5 years from 1 September 2022 for a rent of **£16,950 per annum plus VAT**.

The tenant also contributes towards a percentage of estate charge and running costs associated with the building. Further information available on request.

TENANT INFORMATION

Premier Cleaning & Transport Services (UK) Ltd is an established Liverpool based trading business, providing cleaning and associated transport services to commercial and public-sector clients. Incorporated in 2011, the company has an established operating history and a presence within the local market.

OPPORTUNITY FOR OWNER OCCUPIER

Subject to negotiations there is potential to secure a purchase with vacant possession as such making it suitable for an owner occupier seeking a relocation opportunity.

ESTIMATED RENTAL VALUE (ERV)

The passing rent is equivalent to £12.73 per sq.ft. pa.

The estimated rental value is £15.50 per sq.ft pa.

This equates to a total estimated rental value of the entire building of say **£20,650 pa**. demonstrating excellent income growth potential.

Please rely on your own enquiries.



TERMS

Offers in the region of **£200,000** are invited for the long leasehold title held for a term of 125 years dated 7 November 2003 less 3 days.

The asking price reflects a net initial yield of 7.93%, assuming purchaser's costs of 6.8%, rising to **9.67%** on the estimated reversionary rental.

VAT

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

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. Freeholder costs to be shared equally.

EPC

The EPC rating for the commercial is C52. Further information is available on request.

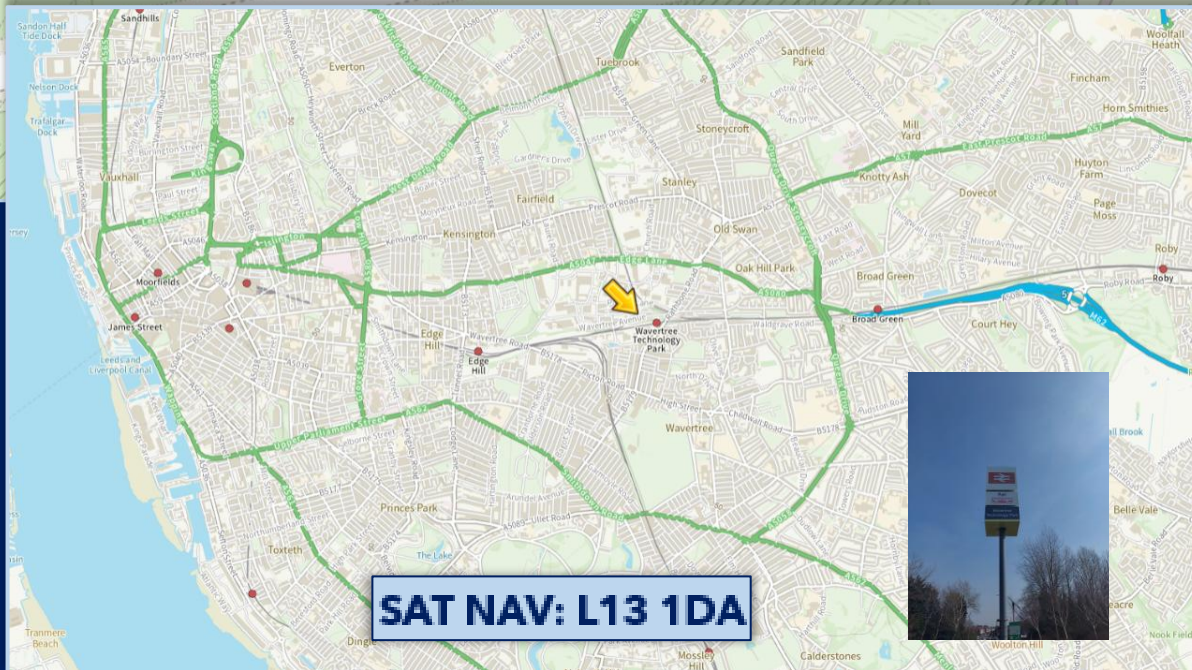
RATEABLE VALUE

£13,750.

This is not the amount payable. Business rates are broadly calculated by multiplying the Rateable Value (RV) by the applicable UBR, which for 2026/27 is 43.2p for properties with an RV below £51,000, subject to applicable reliefs and adjustments. A further small business rate discount is applicable for premises with rateable values less than £15,000. Please rely on your own enquiries.



LOCATION



3 TAPTON WAY, WAVERTREE BUSINESS VILLAGE. LIVERPOOL

Unit 3 is located to the left as you enter Tapton Way from Wavertree Avenue. Wavertree Business Village forms part of the established Wavertree Technology Park, a popular business location approximately 3 miles east of Liverpool city centre and near the M62.

The area provides a diverse mix of office, business and industrial accommodation, with a range of established occupiers. It benefits from local amenities including Wavertree Retail Park. There is excellent connectivity via Edge Lane and the M62, with Wavertree Technology Park railway station providing regular services to Liverpool city centre and beyond.

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CONTACT US



WWW.KEPPIEMASSIE.COM



VIEWING

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

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DISCLAIMER

Keppie Massie Limited ("KM") give notice that::

These particulars are a general guide for prospective purchasers or tenants and do not constitute, nor form part of, any offer or contract.

No employee or representative of KM has authority to make or give any representation or warranty in relation to the property or enter into any contract on behalf of the vendor or landlord. Information is given in good faith from sources available to KM at the date of preparation. Prospective purchasers and tenants must satisfy themselves as to its accuracy by inspection, survey, enquiry or other appropriate means.

Areas, measurements and distances are approximate. Plans and photographs are for guidance only. No assumption should be made regarding planning, building regulation or other consents. KM has not tested services, equipment or facilities. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, except to the extent that such liability cannot lawfully be excluded.

Unless otherwise stated, prices and rents are quoted exclusive of VAT and are subject to contract.

Floor areas should be checked against the measurement basis stated in the particulars.

KM has not undertaken a specialist assessment of fire safety, compartmentation, cladding, external wall systems, combustibility or other building safety matters. Prospective purchasers and tenants should obtain appropriate specialist advice.

Information may change and should be verified before entering into any commitment

RICS Regulation and Complaints

KM is regulated by RICS and operates a Complaints Handling Procedure. www.keppiemassie.com/CHP

Anti-Money Laundering

KM may be required to undertake customer due diligence and identity verification in accordance with applicable legislation. Appropriate identification and other information will be requested when required.