

FOR SALE

Warehouse/Workshop Premises with Self-Contained Offices



19 AINTREE ROAD

BOOTLE L20 9DL

- Established industrial location
- Competitively priced
- Immediately available

Workshop inc. Mezz: 14,519 sq ft
Offices: app. 2,500 sq ft



19 AINTREE ROAD BOOTLE, L20 9DL

LOCATION

19 Aintree Road is located in an area characterised by a mix of commercial and residential properties.

The property lies approximately 3 miles North of Liverpool City Centre and enjoys easy access off Southport Road (A5038) or Hawthorne Road (A5090).

DESCRIPTION

19 Aintree Road comprises a two storey self contained office building fronting a large open-plan warehouse/workshop at the rear. The roof is understood to be pitched corrugated asbestos sheeting.

The office accommodation can be accessed from Aintree Road and you can enter the workshop from the office space. Alternatively, the workshop can be accessed via the yard at the rear of the premises which in turn is accessed via a right of way at the side of the adjacent Apollo Double Glazing unit.

Maximum Height to Eaves	8.7m
Minimum Height	5.7m
Height under mezzanine	3.3m

There is also a large overhead 5 tonne crane on site (untested). We understand that all main services are available within the premises and the workshop does have the benefit of Three Phase electricity supply.

ACCOMMODATION

The accommodation has been measured on a gross internal basis and extends to the following approximate total areas:

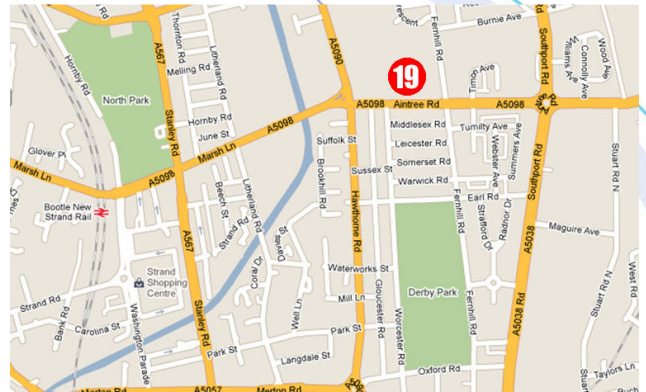
Description	Sq M	Sq Ft
Warehouse/Workshop	1082.4	11,651
Mezzanine	266.4	2,868
Offices	232.3	2,500
Total	1,581.1	17,019
External Yard	560.0	6,028

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sefton Council direct on 0845 140 0845.

VAT

All prices quoted are exclusive of VAT to which they may be liable.



TERMS

The accommodation is available to purchase with offers sought in the region of £295,000.

All serious offers will be considered.

We understand that the property is held by way of freehold.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

LEGAL COSTS

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

VIEWING

For further information or to arrange a viewing please contact:

Tony Reed or Andrew Byrne

Tel: 0151 255 0755

Fax: 0151 255 1181

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andrewbyrne@keppiemassie.com

SUBJECT TO CONTRACT
November 2010



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