

FOR SALE (MAY LET)

Former bonded warehouse



Please note there is no yard with this property, however, the yard opposite the property may be available via separate negotiations. Contact Keppie Massie for further details.

17 - 19 JUNIPER STREET

Liverpool L20 8EL

- Established industrial location
- Rare opportunity sensibly priced
- Flexible terms for a new lease
- Immediately available
- **AUCTION - 8/9/2010 - GUIDE PRICE £185,000**

1,107.94 sq m (11,926 sq ft)



17 - 19 JUNIPER STREET, LIVERPOOL, L20 8EL

LOCATION

The subject premises are situated on the Northern side of Juniper Street between Miston Street and Costain Street in an established traditional industrial area of Bootle.

The property lies less than 3 miles North of Liverpool City Centre and enjoys easy access off Derby Road (A565).

The premises are well located for all main local road networks and public transport routes with Bankhall and Sandhills railway stations being a short distance from the property.

DESCRIPTION

The property comprises a three storey former bonded warehouse of brick / concrete construction.

The ground floor benefits from being predominately open plan with an approximate maximum eaves height of 6m. The upper floors are accessed by way of a concrete turning staircase.

In addition, there are integral offices and w.c. facilities.

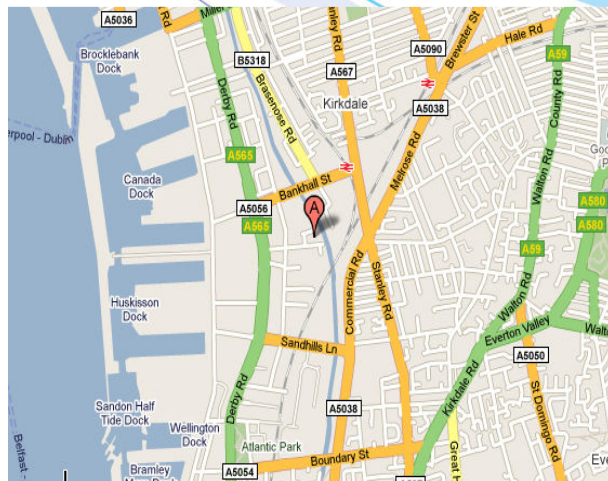
ACCOMMODATION

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

Description	Sq M	Sq Ft
Ground floor	486.98	5,242
First floor	499.12	5,373
Second floor	121.84	1,311
Total	1,107.94	11,926

BUSINESS RATES

Interested parties are advised to make their own enquiries to Liverpool Direct on 0151 233 3000.



VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they may be liable.

AUCTION DETAILS

The property is entered into the Sutton Kersh Auction which will be held at the Marriott Hotel, City Centre, One Queen Square, Liverpool L1 1RH at 12 noon on 8th September 2010. The property is Lot 075 with a guide price of £185,000.

For further information regarding the auction please contact auctioneer James Kersh at Sutton Kersh on 0151 207 6315 or visit www.suttonkersh.co.uk.

The property is held by way of a long lease dated 25 March 1905 for a term of 999 years at a rent of £219 per annum.

ENERGY PERFORMANCE CERTIFICATES

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

Email: tonyreed@keppiemassie.com
andrewbyrne@keppiemassie.com

**SUBJECT TO CONTRACT
JULY 2010**



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