



FOR SALE

Manorside Joinery, Gores Road, Liverpool, L33 7XS

- Well Established Industrial Estate
- Excellent Transport Links
- Scope to Regear
- Site Area Approx: 0.77 acres (0.31 ha)

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Location

The site is situated fronting onto Gores Road close to its junction with Deltic Way. This is a well established industrial location that lies on the south side of Gores Road within the large Kirkby Industrial Estate in Merseyside. It is strategically well placed for easy access to the A580 East Lancashire Road and the M57 Motorway which in turn provides links to the M62, M58 and M6.

The Property

The site is fully concrete surfaced and of irregular shape consisting of two single storey industrial units of steel portal framed construction with brick elevations clad in corrugated steel with mezzanines and single storey office block under a flat roof. The site comprises a substantial yard and car parking provision for approximately 10 vehicles.

The industrial units are positioned to the easterly and westerly side of the site benefitting from solid concrete flooring, a mixture of sodium and fluorescent strip lighting fitted throughout, WC and kitchen facilities, and 3 phase electricity supply. In addition, 'unit 1' also benefits from office provision.

The office block is largely open plan comprising an entrance lobby / reception area, two offices, store room, 2 x WC's and kitchenette facilities. The premises benefits from carpeted flooring throughout, suspended ceiling incorporating recessed lighting. Externally, the benefits from timber framed double glazed windows and the added security of electric roller shutters..

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Unit 1

Gross Internal Area: 292 sq.m (3,139 sq.ft).
(Mezzanine: 58.8 sq.m (633 sq.ft).
Max eves: 5m

Unit 2

Gross Internal Area: 400 sq.m (4,305 sq.ft).
(Mezzanine: 33.8 sq.m (364 sq.ft).
Max eves: 3.6m

Office Building

Net Internal Area: 63.6 sq.m (684 sq.ft)

TOTAL SITE AREA APPROX: 0.77 acres (0.31 ha)

Tenure

It is understood that the premises are held by way of a long lease from Knowsley Council, for the residue term of 125 years, commencing in 2006 with a peppercorn ground rent.

Further details are available upon request.

Tenancy Information

Unit 1 is currently benefits from an occupational Tenant who are holding over at a current passing rent of £12,000 per annum, with the remaining buildings to be sold with the benefit of a Sale and Leaseback at £23,500 per annum, for a Term to be agreed.

Alternatively;

The site can be sold with the benefit of vacant possession.

EPC

Full report available upon request.

Rates

Interested parties should make their own enquiry of Knowsley Council's Rating Department on 0151 443 4126 / 0151 443 4069 or www.voa.gov.uk/business rates.

Price

Offers in the region of £450,000.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)