



## FOR SALE

71-73 Regent Road,  
Kirkdale, Liverpool,  
L5 9SY

- Prominent location opposite the new Everton Football Stadium.
- 1,271.5 sq. m (13,704 sq. ft)
- Freehold
- Suitable for refurbishment to a wide range of retail, leisure and match day related uses.

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### Location

The property is prominently situated on Regent Road (A5036) directly opposite the new Everton Stadium at Bramley Moore Dock. It is situated approximately 1.25 miles (1.6km) north of Liverpool City Centre. Regent Road forms one of the main arterial routes running north from Liverpool City Centre.

The immediate area is undergoing significant regeneration with Peel's redevelopment of Central Docks, the Titanic Hotel, Ten Streets improvement area plus the new football ground.

### The Property

The property provides an excellent opportunity to acquire a refurbishment opportunity, located directly opposite the new Everton Football Stadium.

The Unit is of steel frame and brick construction, with the main elevation clad with PVC coated profiled steel sheeting. The front section provides a reception area and first floor offices, plus storage accommodation.

The main part of the property provides an engineering workshop with first floor mezzanine accommodation to part. The internal eaves height is 8.4 m (27 ft) approximately.

The roof comprises PVC coated profile steel sheeting, incorporating PVC roof lights. The property is served by an overhead gantry crane with a 5 ton SWL.

### 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:-

1,271.5 sq. m (13,704 sq. ft)

### Tenure

Freehold.

### Price

Details on application.

### Rates

We understand through internet enquires that the property has a Rateable Value of £29,500. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/business-rates](http://www.voa.gov.uk/business-rates).

### EPC

A full copy of the EPC is available upon request.

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

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