SK REAL ESTATE

FOR SALE

1 Birchall Street, Liverpool, L20 8PD

- Bonded Warehouse
- In Close Proximity to Sandhills Train Station
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 1,068 (11,500 sq.ft)

Property Consultants
Chartered Surveyors & Valuers
(Formerly Sutton Kersh)

SK REAL ESTATE

0151 207 9339
www.skrealestate.co.uk

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Location

The subject property is located at the corner of Birchall Street and Bankhall Lane within a well-established industrial and service-oriented business area approximately 1.5 miles north of Liverpool City Centre. The property benefits from strong transport links to Liverpool city centre and beyond. Sandhills railway station, located just 0.1 miles away, provides regular train services. Major road connections, including the A5058 (Queens Drive) and A565, facilitate efficient transport for logistics and commuting. The surrounding area has provides industrial and service-based businesses however, the presence of regeneration projects in the nearby area, such as the Everton FC new stadium at Bramley-Moore Dock, is expected to drive investment and see alternative uses.

The Property

The subject property is a historic bonded warehouse constructed of traditional brick masonry with red brick detailing. It features a pitched roof and characteristic barrel-vaulted ceilings, indicative of 19th-century industrial architecture. Internally, the accommodation provides an open-plan with cast iron columns supporting the vaulted brick ceilings. The flooring is industrial concrete with visible wear, including cracks and stains. The walls are whitewashed brick, with some areas of exposed masonry. The space has been repurposed for light industrial or workshop use, as seen from the machinery and workbenches present. The external facade has large arched windows with blue-painted cast iron shutters

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Area:

Ground Floor: 327 sq.m (3,520 sq.ft) (Mezzanine Office: 74.4 sq.m (800 sq.ft)

First Floor: Assumed as above
Lower Ground Floor: Assumed as above.

TOTAL APPROX GIA: 1,068 sq.m (11,500 sq.ft)

Tenure

We understand the property is held Freehold.

Tenancy Information

We understand that the first floor is occupied by a gym operator whilst the lower ground floor is occupied by an engineering supplies company and informed that each floor is currently let on an informal basis at a current passing rent of £8,400 per annum.

Price

£350,000.

Rates

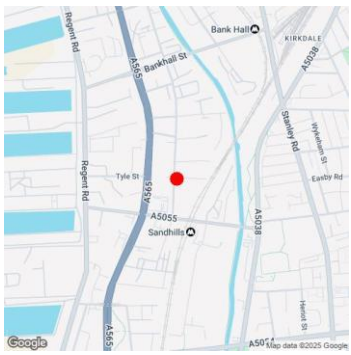
We understand through internet enquiries that the property has a rateable value of £11,250. Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates..

EPC

The property has an Energy Performance Rating of E110. A full copy of the EPC is available upon request.

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)



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