FOR SALE/MAY LET/INDUSTRIAL

118 CLEVELAND STREET, BIRKENHEAD, CH41 3QP

Mason Partners

- Freehold
- 16,676 sq ft (1,549.24 sq m)
- Refurbished Workshop
- Prominent location
- Generous parking and loading area
- 4,000 KG hoist
- Fitted with security alarm and CCTV

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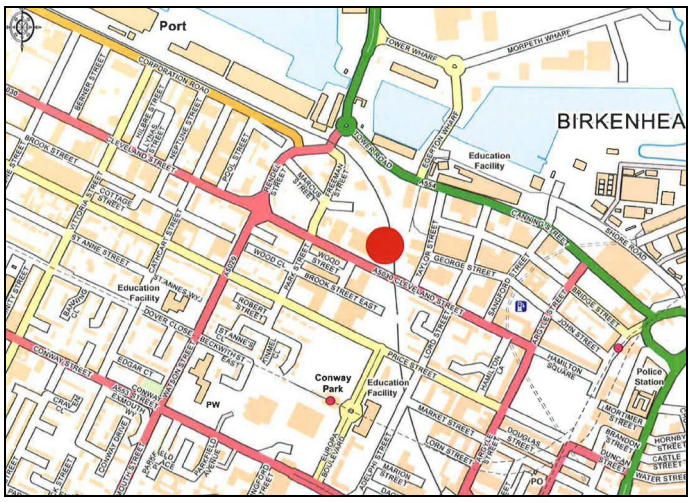

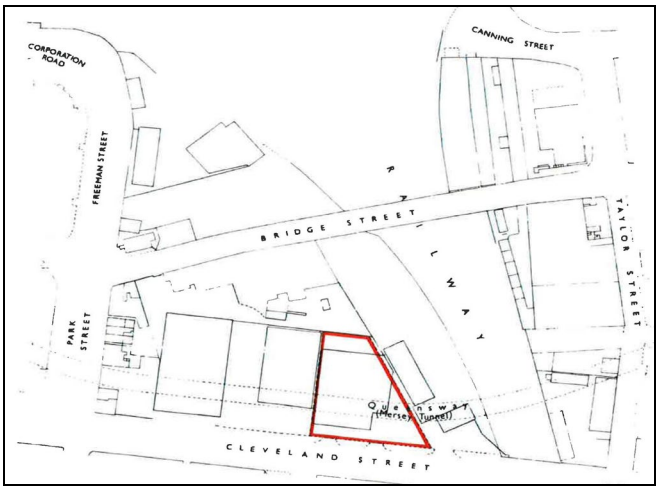

LOCATION

The property fronts Cleveland Street approximately 0.25 miles west of Hamilton Square. There are excellent transport links to Liverpool via the Mersey Tunnels. The M53 motorway serving the Wirral peninsula is easily accessible via the A5030.

DESCRIPTION

The premises, formerly occupied by LVW Senar Limited, comprises a refurbished workshop, offices and welfare facilities extending to 16,676 sq ft (1,549.24 sq m).

Externally, there is a secure yard and forecourt and off-street parking. The premises benefits from a 200 kVA power supply and is fitted with a 4,000 KG hoist, a security alarm and CCTV. The workshop has a minimum eaves height of 5.59 m.

ACCOMMODATION

Ground Floor Office/Ancillary	1,994 sq ft	185.25 sq m
First Floor Office/Ancillary	2,007 sq ft	186.45 sq m
Main Workshop	11,150 sq ft	1,035.85 sq m
Mezzanine Store	1,525 sq ft	141.69 sq m
	16,676 sq ft	**1,549.24 sq m**

TERMS

Freehold - £425,000 exclusive of VAT.

Our Client may give consideration to letting the premises on a new full repairing and insuring lease.

RATING ASSESSMENT

Rateable Value £34,250

Rates Payable for the year ending 31st March 2018 are £16,405.75 ignoring any available reliefs.

EPC

The property has an Entergy Performance Rating of E104.

LEGAL COSTS

Each party are to pay their own legal costs incurred in the transaction.

VAT

We understand VAT is not payable on the rent or purchase price.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from a successful purchaser.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agents:-

Mason Partners LLP:

Jon Swain 0151 225 0118
jonswain@masonpartners.com

SUBJECT TO CONTRACT
1.20

Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.