

Liverpool

Edwards Lane Trade Centre

Edwards Lane Industrial Estate

Hunts Cross

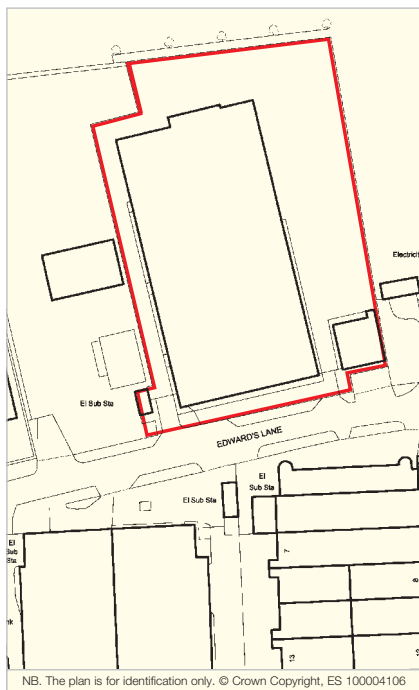
Merseyside

L24 9HX

- **Freehold Industrial and Office Investment**
- Eleven commercial units on a site of 1.7 acres (0.69 hectares)
- 18,840 sq ft vacant
- High yielding on reserve
- Total Current Rents Reserved

£44,430 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The city of Liverpool is one of the major commercial and retailing centres of North-West England with a population in excess of 480,000. The city has excellent road communications being served by the M53, M57 and M62 motorways which in turn link to the M6, 4 miles from Liverpool city centre. The property is situated some 5 miles south-west of Liverpool city centre, on an established industrial estate off the A562 (Speke Hill Road) that links the A561 (Widnes Road) and Liverpool John Lennon Airport. Occupiers close by include BT Hunts Cross Tec and a range of local operators.

Description

The property is arranged on ground and one upper floor to provide a range of industrial office and storage buildings to the rear and offices to the front on this self-contained site of 1.7 acres. The site benefits from two access points on to Edwards Lane.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 53 Liverpool**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	P McCluaid	2,615 sq ft	2 years from 01.05.2006	£9,000 p.a.	Holding over
Unit 3A	Walsh & Keane (t/a Franklyn Motors)	2,010 sq ft	5 years from 18.06.2003	£7,700 p.a.	Holding over
Unit 5	H Walsh (t/a Royle Motors)	2,285 sq ft	3 years from 13.08.2007	£7,500 p.a.	Holding over
Unit 7	Lynch (t/a Spike Fencing & Gates)	2,125 sq ft	3 years from 01.06.2005	£6,480 p.a.	Holding over
Units 9 & 10	J Blake	1,700 sq ft	1 year from 01.10.2010	£5,750 p.a.	
The Lodge	Probe Investigations (UK) Ltd	Offices	2 years from 12.05.2008	£8,000 p.a.	Holding over
Phone Mast	Vacant				
Unit 4	Vacant	2,648 sq ft			
Unit 8	Vacant	4,702 sq ft			
Unit 2	Vacant	Ground Floor Offices First Floor Offices	10,720 sq ft 770 sq ft		
		Total	31,165 sq ft		

NB. The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

Total £44,430 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Yvonne Raymond, Hamblins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: yraymond@hamblins.co.uk

