



FOR SALE

34 Charnock
Road, Liverpool, L9
7ET

- High Specification - New Build
- Well Established Location
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 350 sq.m (7,000 sq.ft)

Location

The property occupies a prominent position on Charnock Road within the established North Mersey industrial area, approximately 4 miles north of Liverpool City Centre. The location benefits from excellent road links via the A5036 Dunnings Bridge Road, providing convenient access to the M57, M58 and wider motorway network. The surrounding area is a well-established commercial location, home to a range of industrial, trade counter, warehouse and distribution occupiers, with the Port of Liverpool within easy reach

The Property

The property comprises a modern, self-contained industrial/business unit of steel portal frame construction with insulated profile cladding, approximately 7 metre eaves, surface-level loading access, allocated parking and ancillary WC facilities. Internally, the property has been fitted out to a high standard to provide a mix of studio, showroom and office accommodation, including meeting rooms, a substantial mezzanine floor, suspended ceilings, integrated lighting, air conditioning, kitchen and accessible WC facilities. The accommodation is suitable for a range of creative, studio, showroom, office, e-commerce and commercial uses, subject to any necessary consents

Accommodation

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

Ground Floor: 325 sq.m (3,500 sq.ft)

Mezzanine: 325 sq.m (3,500 sq.ft)

Tenure

We understand that the premises are held by way of a long lease, for the residue term of 250 years, commencing 17 May 2024 with a peppercorn ground rent.

Price

£995,000, to be sold with Vacant Possession.

Rates

We understand through internet enquiries that the property has a rateable value of £26,500. 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 B47. 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@skre.co.uk)

