

LIVERPOOL – L3 6HX

BEVINGTON HOUSE, 6 GARDNERS ROW

TO LET/FOR SALE



- **FULLY RACKED WAREHOUSE WITH INTEGRAL OFFICE ACCOMMODATION**
- **16,503 SQ FT (1,533.2 SQ M)**
- **AMPLE YARD AND LOADING FACILITIES**
- **WITHIN CLOSE PROXIMITY TO LIVERPOOL CITY CENTRE**

LOCATION

The property is located on the corner of Gardners Row and Edgar Street within the close proximity of Liverpool city centre which lies less than one mile away.

The property benefits from excellent transport links with Scotland Road (A59), located close by and comprising one of the main arterial routes linking Liverpool city centre with north Liverpool.

In addition, the Wallasey Mersey Tunnel entrance lies within approximately one mile to the north giving access to the Wirral and the M53 Motorway which in turn leads onto the M56 and the national motorway network beyond.

**mason
owen...**

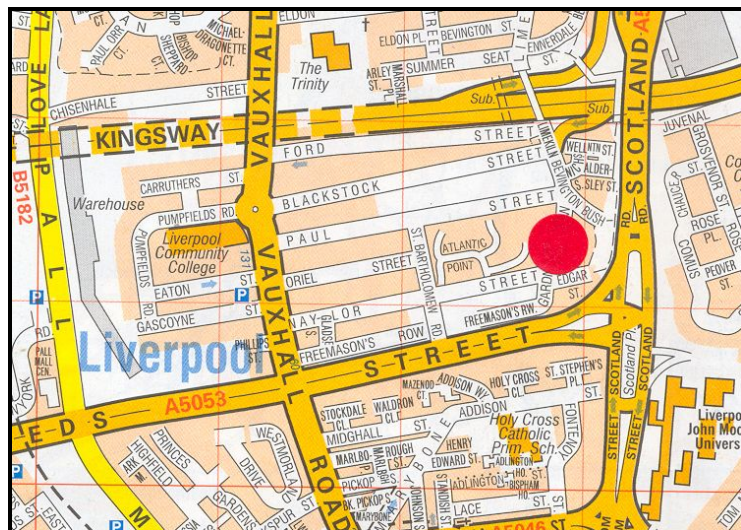
property consultants

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LIVERPOOL

BEVINGTON HOUSE, 6 GARDNERS ROW



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DESCRIPTION

The subject property comprises an industrial unit of steel portal frame construction with brick block infill and profile metal cladding to the eaves and roof. The property benefits from an insulated profile clad roof with a half bay extension on the gable elevation and extended office/ancillary block located to the front of the building.

Internally, the warehouse benefits from full racking with 5.7 mtr eaves and 4.7 mtrs to the underside of the haunch. Loading access is provided by 2No. Bolton sliding doors with gas hot air blowers and good levels of natural light provided via translucent roof panels, further enhanced by florescent strip lighting.

The office/ancillary block benefits from a dedicated reception area leading to a mixture of open plan offices and ancillary accommodation including kitchen facilities and male and female WCs. The offices benefit from suspended ceilings with recessed Category II lighting, timber framed double glazed windows, carpeting throughout and gas central heating. Externally, the unit is surrounded by substantial yard and parking areas.

ACCOMMODATION

From measurements taken on site, we have calculated the gross internal floor area of the premises to be as follows:

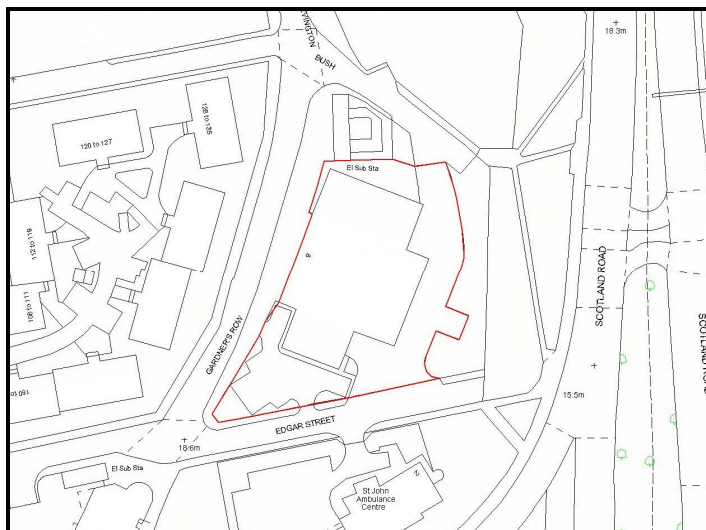
| ACCOMMODATION | IMPERIAL | METRIC |
|------------------|---------------------|---------------------|
| Warehouse | 14,418 Sq Ft | 1,339.5 Sq M |
| Office/ancillary | 2,085 Sq Ft | 193.7 Sq M |
| Total | 16,503 Sq Ft | 1,533.2 Sq m |

EPC

An EPC has been commissioned and is available upon request from Mason Owen's Liverpool office.

SUBJECT TO CONTRACT

Updated April 14



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TENURE

The property is held by way of a long lease of 92 years with effect from the 1st April 1998. The current ground rent for the property stands at £9,900 per annum which is subject to 5 yearly rent reviews.

TERMS

The property is available by way of a new fully repairing and insuring lease on terms to be agreed at the quoting rent of £40,000 per annum exclusive.

Alternatively, our Client would consider a disposal of their long leasehold interest with offers invited in the region of £350,000.

RATES

From information obtained from our own in-house rating database we understand the premises are assessed as follows:-

| | |
|-------------------------|---------|
| Rateable Value 2010 | £56,500 |
| Rates Payable 2014/2015 | £27,233 |

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the progression of legal documentation.

VIEWING

Strictly by prior appointment with the joint letting/selling agents, Mason Owen.

Contact: Andrew Owen/Paul Thorne
Tel: 0151 242 3120/0151 242 3152
Email: andrew.owen@masonowen.com
Email: paul.thorne@masonowen.com
Joint Agent: Underwoods
Contact: Stephen Battersby
Tel: 01604 404060



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