

# FOR SALE



7-29 Brasenose Road, Liverpool, L20 8HL



**On application**  
Price



**23,827 sq ft**  
Floor Area



**£54,500**  
Rateable Value



**D85**  
EPC

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- 23,827 sq ft (2213.6 sq m)
- Dedicated car park
- Site area of 0.75 acres
- Freehold
- Close to Liverpool Docks
- Suitable for a variety of uses/redevelopment subject to planning



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### Location

The property is prominently situated on Brasenose Road close to its intersection with Bank Hall Street.

Liverpool City Centre is within approximately 2 miles of the premises and Liverpool Docks and Everton's new stadium at Bramley Moor Dock are close by.

Bank Hall Station on Merseyrail Northern Line is within a few hundred yards of the property.

### Description

Comprising of several interconnecting buildings of varying age and types of construction, the accommodation has been adapted over many years according to the needs of its occupier.

The main section houses a showroom area and offices on ground and first floor levels being arranged beneath a pitched slate roof.

The rear warehouse has a basement area, a timber ground floor and a pitched slate roof. The remainder of the accommodation offers a single storey/warehouse space the majority of which benefits from pitched roofs covered in plastic coated profile sheeting and incorporating translucent roof lights. Floors are predominantly concrete.

Minimum clearance heights vary but are typically around 4 meters and vehicular access is provided from the side yard and directly from the street via electrically operated roller shutter doors.

A level, fenced, concrete car park provides off street parking for approx. 25 vehicles.

### Services

We understand that all mains' services are connected to the property including gas, a 3 phase power supply and male and female toilet facilities.



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### Accommodation

Floor	Sq M	Sq Ft
Basement	163.2	1,757
Ground Floor Showroom Stores & Warehousing	1882.5	20,263
First Floor Offices	167.9	1,807
<b>TOTAL</b>	<b>2,213.6</b>	<b>23,827</b>

In addition, there are two mezzanine floor areas which offer a further 201.3 sq m (2,168 ft ft)) or thereabouts.

From measurements taken from the Ordnance Survey Extract we calculate that the property occupies a total site area of approx. 0.754 acres.

### Tenure

Freehold

### Price

On application

### Rates

Rateable Value - £54,500

Rates Payable – 2023/24 - £27,904

*Interested parties are strongly advised to make their own enquiries with the Local Authority in order to satisfy themselves as to the accuracy of this information.*

### Legal Costs

Each party to be responsible for its own legal costs.

### EPC

D85

### VAT

We understand that the premises are registered to VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.



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For further information please contact:



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#### [Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on [https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf). We recommend you obtain professional advice if you are not represented.

#### [Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### [Disclaimer](#)

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