

# TO LET



## By way of Assignment

Units 90/92 Venture Point, Speke, L24 9PB



**14,328 sq ft**

Area



**£90,000 pax**

Rent



**£79,500**

Rates - RV



**Band C**

EPC

- Trade Counter/Industrial Premises Incorporating Offices and a Rear Yard
- Extensive Rear Yard 1,089 sq yards (911 sq m)
- Two storey trade counter and offices
- Generous on site car parking
- Excellent communication links





### Location

Venture Point is located approximately 10 miles south of Liverpool city centre, being just off the A561 Speke Boulevard and ideally located for access to A5300 Knowsley Expressway, leading to the M57, M62.

The Mersey Gateway Bridge is approximately 3 miles away which leads to the M56, Wirral and Cheshire.

Liverpool South Park Way railway station is a key transport interchange with links to Birmingham and London Euston, whilst Liverpool John Lennon Airport is within a mile of the property.

### Description

A high quality modern warehouse/workshop incorporating offices on two floors and benefitting from ample car parking and a dedicated rear yard.

Vehicular access to the property is via two up and over roller shutter doors. The unit has an eaves height of 6.75 m approx.

Two storey offices incorporating a trade counter area are situated to the front of the property.

Additional mezzanine storage is currently provided extending to approx. 3,400 sq. ft. (315.86 sq m).

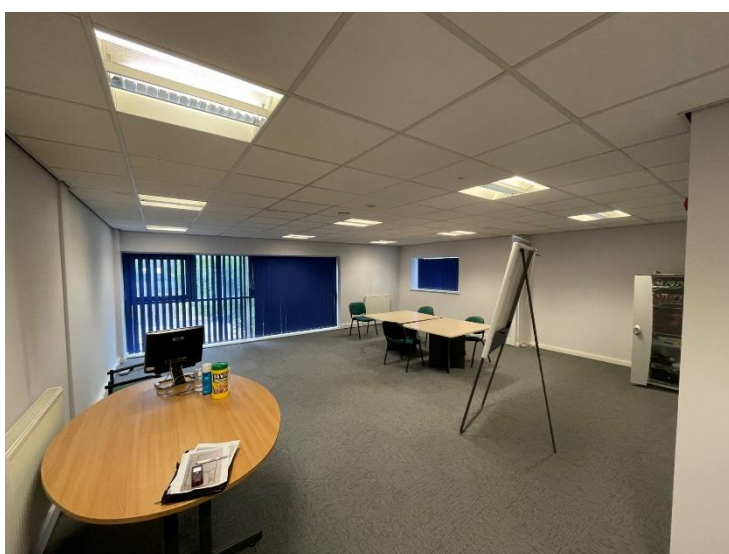
### Services

All mains' services are connected to the property including 3 phase power supply.

The workshop area is heated by winter warm gas blowers, whilst the offices are served via a domestic gas fired central heating supply.

### EPC

Band C





### Area

#### Ground Floor

- Warehouse & Offices 12,949 sq ft (1,203 sq m)

#### First Floor

- Offices 1,379 sq ft (128.1 sq m)

**TOTAL 14,328 sq ft (1,332 sq m)**

Currently the unit benefits from a substantial mezzanine area which extends to approximately 3,400 sq. ft. (315.86 sq m).

The rear yard extends to approximately 1,089 sq yards or 91 sq m.

### Tenure

The property is currently held by our client on the residue of a full repairing and insuring lease for a term expiring 23 January 2026.

The current rent passing is £90,000 pax.

### Terms

The accommodation is available to let by way of an assignment of the existing lease, on terms to be agreed or alternatively a longer term lease may be available on terms to be negotiated.

Full details on rent, service charge and all other outgoings on application.

### Rates

Rateable Value April 2023 Valuation: £79,500

### Legal costs

Each party to be responsible for their own legal costs.

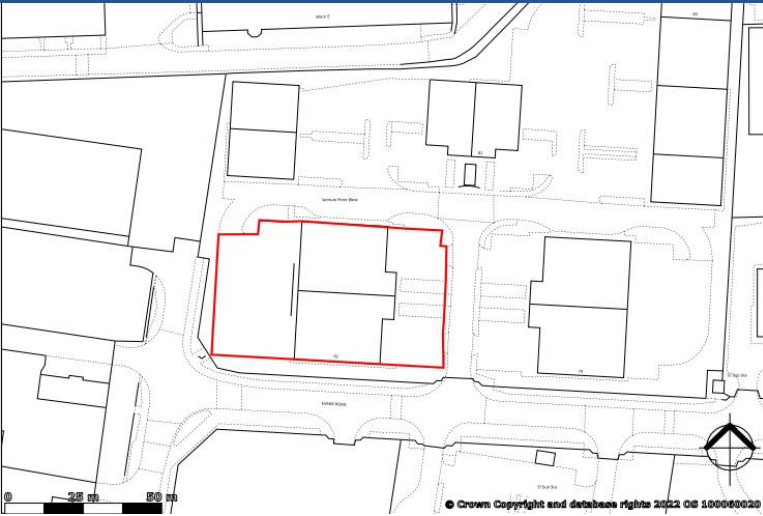
### VAT

We understand the premises are registered for 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

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. May 2023



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