

# for sale

**Unit 7 Edwards Lane Industrial Estate**

**Liverpool, L24 9HX**

**Mid Terraced Industrial Unit**

**4,220sq ft (392 sq m)**



- 999 Year Leasehold
- Close to Commercial Centre
- Established Location
- On Site Parking & Loading
- Internal Offices
- Private Yard Area
- Competitive Price

**For further information  
or to arrange a viewing  
contact Roy Backhouse**

**0151 541 2200**

[www.roybackhouse.com](http://www.roybackhouse.com)

backhouse

# 7 Edwards Lane **Speke**



**PRICE**  
**£280,000**

**RATES PAYABLE 25/26 PER UNIT**

**£TBC**

**COMMERCIAL EPC**

**Rating to be confirmed**

**For viewing and further information  
please contact Roy Backhouse:**

**Roy Backhouse Ltd**  
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN  
e: [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)

**SUBJECT TO CONTRACT**



#### **LOCATION**

The property is located on Edwards Lane off Speke Hall Avenue. Edwards Lane is home to many traditional warehouse units..

#### **DESCRIPTION**

The property comprises a mid terraced industrial unit on a site comprising 5 similar units. The property is of brickwork construction under a pitched asbestos roof which has been overlaid with metal sheeting. There are glazed rooflights providing natural light which is supplemented by neon and LED interior lighting.

Outside is a small parking/loading area. There is an external roller shutter door and internally the space is mainly open plan with some ancilliary offices.

#### **TENURE**

Leasehold. 99 years at a Peppercorn Rent

#### **FLOOR AREAS**

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Warehouse	392 sq m	4,220 sq ft

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

#### **VAT**

VAT may be payable on the purchase price.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

[www.roybackhouse.com](http://www.roybackhouse.com)

**roybackhouse&co**

Commercial Property Consultants

**0151 541 2200**

[www.roybackhouse.com](http://www.roybackhouse.com)