

To Let/May Sell



Health Club/Fitness Studio

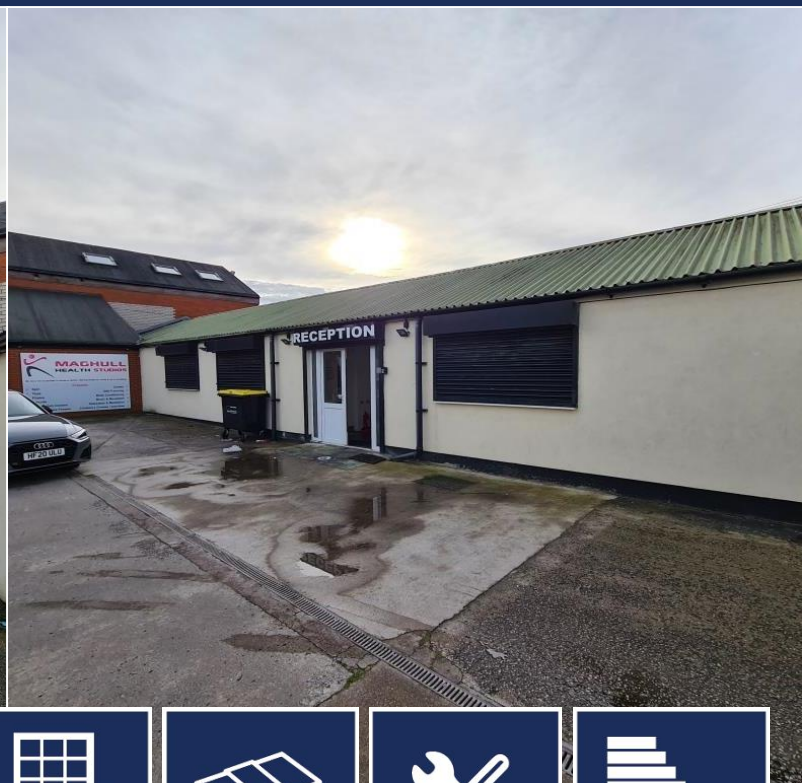
Unit 17 Sefton Industrial Estate
Sefton Lane, Liverpool, L31 8BX

7,469 sq ft
(694 sq m)

Description

The property has most recently been used as a health & fitness club with reception, café, shower and changing facilities, three large studio suites and ancillary offices or treatment rooms. A detached single storey building is included, suitable for reception, office or further studio space. On site parking is available for approximately ten vehicles.

The property will also lend itself to alternative uses, subject to planning.



RENT
£25,000
per annum

RATES PAYABLE
Approx.
£12,627
2021/22

SERVICE CHARGE
N/A

EPC
BAND D:76

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Unit 17 Sefton Industrial Estate

Sefton Lane, Liverpool, L31 8BX

Location

The property is located in the centre of Sefton Industrial Estate, surrounded by a wide range of occupiers. Sefton Industrial Estate maintains a high occupancy rate with numerous office, industrial and leisure occupiers.

Sefton Industrial Estate is located approximately seven miles northeast of Liverpool city centre. The property has excellent connectivity via the A59 and the local/regional motorway network via the M57 and M58 which are within a five-minute drive.

Accommodation

Property	Sq Ft	Sq M
Studio 1	838	78
Studio 2	2,324	216
Ground Floor Main Building	2,436	226
First Floor Main Building	1,871	174
Total	7,469	694

Tenure

The property is available on a Leasehold basis, for a term upwards of five years on an FRI basis.

The Freehold may be available to purchase, please contact for details.

Rates

The Rateable Value is £25,305 and the Rates Payable are estimated at £12,627.

VAT

VAT is applicable at the current rate.

Viewings

Viewings strictly by prior appointment with the sole agents, Matthews & Goodman.

SatNav: L31 8BX



Secure Yard



Parking for approx. 10 vehicles



Shower & Changing Facilities



Studio/Fitness Space



Motorway Access



Lynn Haime

t. 0151 242 1094

e. lhaime@matthews-goodman.co.uk



Gabriel Davies

t. 0151 242 8960

e. gdavies@matthews-goodman.co.uk

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