

For Sale



Industrial/Warehouse Premises

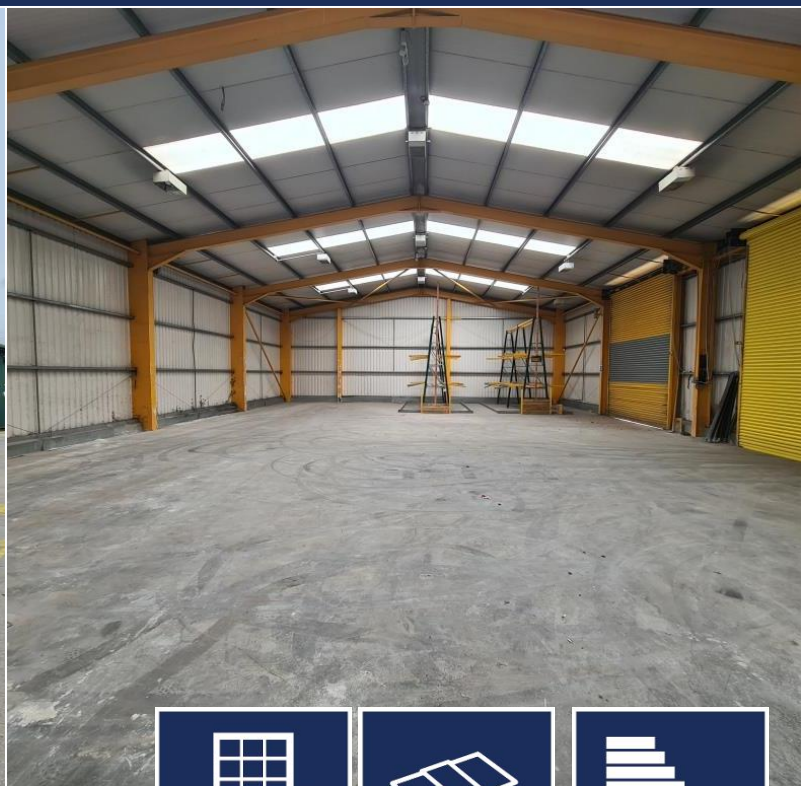
Former Travis Perkins Unit

3-4 Musker Street, Crosby, Liverpool, L23 0UB

**7,070 sq ft
(657 sq m)**

Description

A modern, self-contained warehouse premises on a site area c. 0.78 acre, consisting of a metal profile clad steel framed building with eaves height of 4.8m and a height to the ceiling apex of 6.4m. There are two loading bays both with electric roller shutter doors.



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PRICE

£180,000



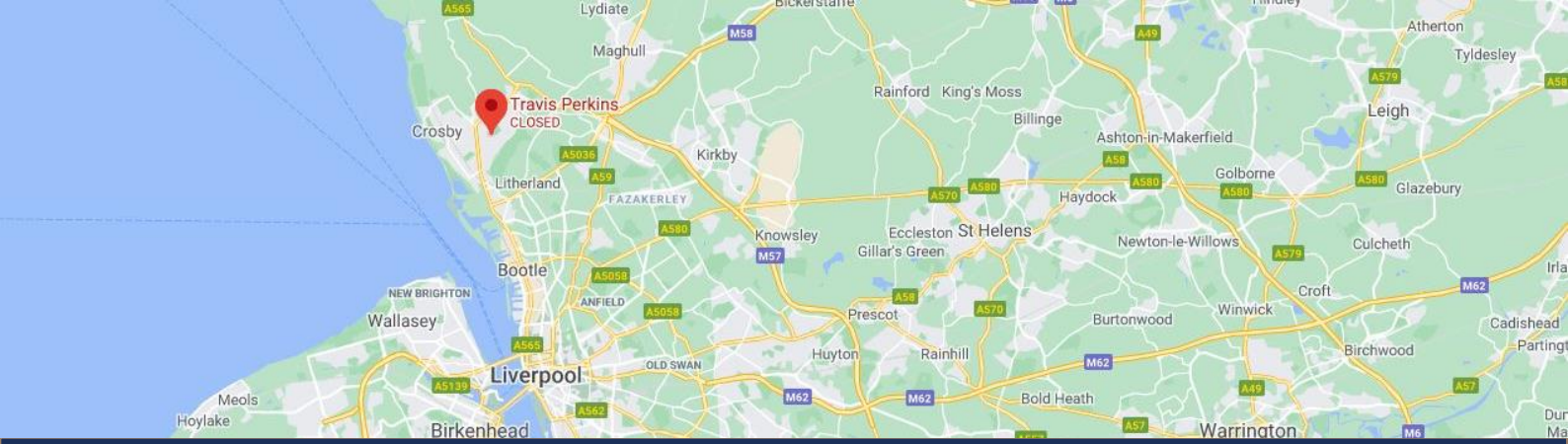
**RATES
PAYABLE**

£11,140



EPC

BAND B:47



3-4 Musker Street

Crosby, Liverpool, L23 0UB

Location

The premises are located on Musker Street, Crosby, approximately 6 miles to the north of Liverpool City Centre. The immediate vicinity is largely residential however, the subject premises sit adjacent to Firwood Timber Merchants and Grencore UK convenience food producers.

Tenure

The premises are held by way of long leasehold for a term of 99 years from 31st January 1981 (assigned to Travis Perkins (Properties) Ltd 1st Oct 2002) with 7 yearly rent reviews.

Ground Rent

The tenant is responsible for the payment of ground rent to the Landlord. This is currently a figure of £12,115 per annum.

Building Insurance

Building insurance at £0.23p per sq ft.

SatNav: L23 0UB



Eaves Height
4.8m



Power



Kitchen



Parking



6.4m to Apex



2 x Roller
Shutter Doors



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