



## Land and premises associated with Unit 7 Ashcroft Ashcroft Road, Liverpool Merseyside L33 7TW £575,000

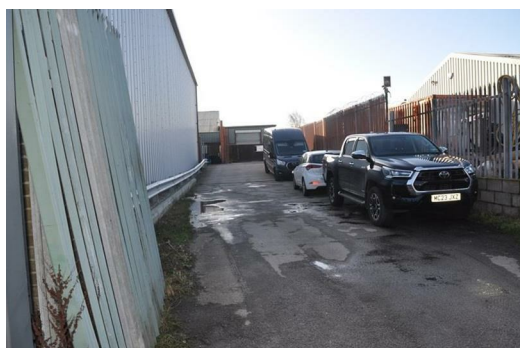
Berkeley Shaw Real Estate is pleased to offer for sale this light industrial site and yard on Knowsley Industrial and Business Park, with excellent access to the motorway network via Junction 4 of the M57 and access to the main trunk roads via the East Lancashire Road (A580). The site comprises three commercial units (units 2, 2a & 6) each with enclosed yards, which are currently let, with a potential fourth (unfinished) unit and a shared yard with parking.


We understand that the main connected services are, electricity, water and mains drainage.


The units are generally in reasonable to good condition for their age and type and are of brick and concrete block construction with lightweight interlinked metal sheeting at the upper levels. We have been advised by the sellers that the current rental income is £33,600 per annum, but with further development and rental reviews, we believe there is the potential to generate more income.

The clients advise that there are approximately 51 years remaining on the term of the leasehold, but from previous discussions with Knowsley Council in 2018 there was the option to extend the lease by 125 years.

The site is accessed from an access road that runs off Bradman Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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