

FOR SALE - LIVERPOOL L5 9TR

FORTRESS WORKS - BENTINCK STREET

PROMINENT ROADSIDE/TRADE COUNTER OPPORTUNITY

MAY ALSO SUIT LEISURE OR BUDGET HOTEL



- WITHIN HALF A MILE OF CITY CENTRE
- MAIN ARTERIAL ROUTE
- 0.7 ACRE SITE (0.28 HA APPROX)
- GIA 28,000 SQ FT
- PRICE: OFFERS CIRCA £1,250,000 FREEHOLD VP
- HELD IN NON VATED SPV

LOCATION

Fortress Works is situated approximately 0.5 miles to the north of Liverpool city centre occupying a highly prominent position fronting on the A565 Great Howard Street at its junction with Bentinck Street.

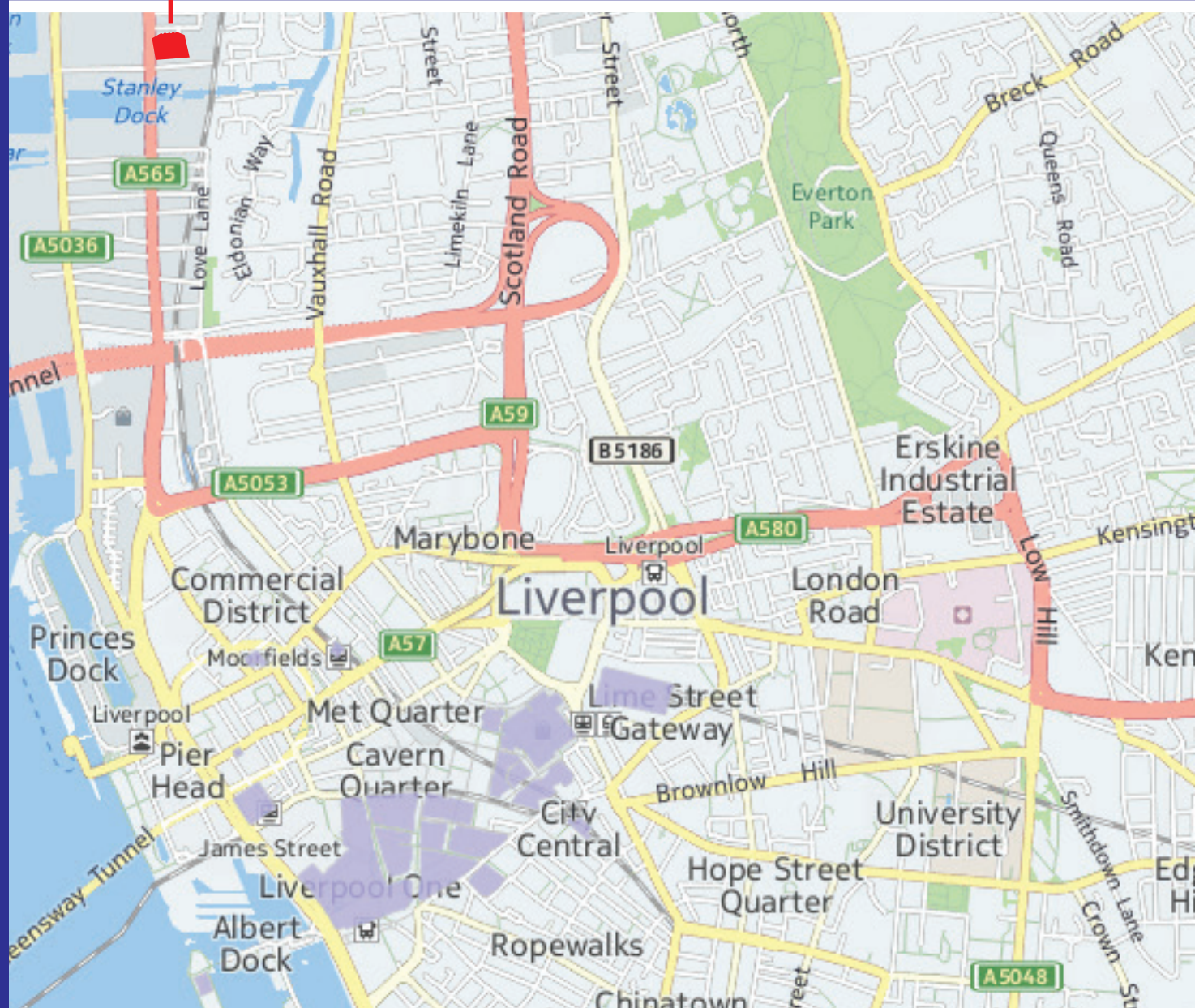
PROPERTY DESCRIPTION

The property comprises of a 19th century warehouse of solid brick construction which is arranged in five bays beneath pitched slate roofs. The property benefits from a level concrete floor throughout and vehicular access is provided from Bentinck Street via two steel doors.

A third door onto Birch Street could be brought back into use if required.

The property was originally two separate warehouses separated by a solid brick party wall, but they are now linked by a single internal access door, albeit there is a change in levels between the two warehouses.

The building occupies 100% site area and does not benefit from any open storage or dedicated car parking space.





RATES

From information obtained from the Valuation Office website, we understand that there are currently two assessments for the building as follows;

- FORTRESS WORKS, Bentinck Street
Rateable Value £33,500 & Rates Payable £16,147
- ML MOTORS, 4a BENTINCK STREET
Rateable Value £19,250 & Rates Payable £9,278.50

SERVICES

All mains services are connected to the property including a three phase power supply, gas and water/toilet facilities. Significant power is provided to the unit.

ACCOMMODATION

The property comprises a gross internal area of 2,551.4 sqm (27,464 Sq Ft) approximately.

CONTACT:

John Doyle - Tel: 07827 442 667 or 01707 667 300

Email: John.Doyle@pantherplc.com