

**25/25a Dickson Street
Liverpool
L3 7EB**



Investment

FREEHOLD FOR SALE - Redevelopment Opportunity

producing £32,000 per annum

site area 1,200 sq m (0.3 acres)



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LOCATION

The property is situated within the Ten Streets area of the North Liverpool docks.

EPC

A commercial EPC has been commissioned.

LEASE DETAILS

The property is let on two leases. See details below.

PROPOSAL

We are instructed to seek offers for the freehold interest in the property.

DESCRIPTION

The property comprises a former printing works that has been sub-divided and now accommodates two separate companies. The main warehouse and trade area is used by MGC Liverpool as a wholesale warehouse and the former offices are used by a marketing company.

ACCOMMODATION

The approximate gross internal areas are as follows:-

Description	Size	Tenure
25 Dickson Street	7,014 sq ft	10 year Lease from 12 February 2015 at a rent of £20,000 per annum to Merseyside Greeting Cards Ltd
25a Dickson Street	3,000 sq ft	5 year lease 5 from 29 December 2016 to Sprinter Printer Ltd

TENANT INFORMATION

Merseyside Greeting Cards Ltd are a wholesaler supplier of Greeting Cards, Foil and Latex Balloons, Party Decorations Pocket Money Toys and Stationery. They have been trading over 35 years <http://www.mgcwholesale.co.uk/about-us.html> Company No. 01715417

Sprinter Printer <http://www.sprinterprinter.biz/index.html> are a design and marketing company incorporated in 2016. They have carried out extensive improvements to the property.

Viewings can be arranged.

TENURE

Freehold.

The purchaser will acquire the freehold interest of the entire estate shown edged red on the plan subject to and with the benefit of the above leases.

VAT

VAT is payable on the purchase price, however it is anticipated that the sale will qualify as a TOGC transaction.

LEGAL COSTS

Each party to pay their own legal costs.

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FURTHER INFORMATION

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