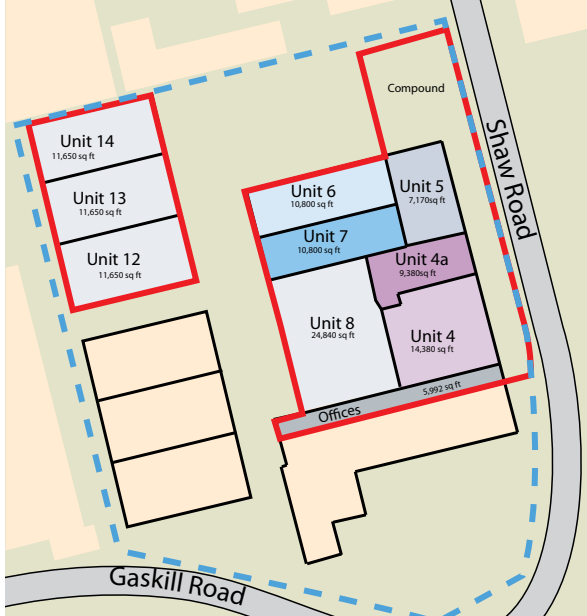


Viscount Centre
Shaw Road Speke
Liverpool L24 9GS

**The
Viscount
Centre**
Unit 8



**Investment/
Development Opportunity**
118,000 sq ft INDUSTRIAL ESTATE FOR SALE



LOCATION

The property is located within the busy Speke Industrial Estate.

LEASE DETAILS

All lettings are on formal leases or tenancies at will.

Copies available on request.

DESCRIPTION

The estate comprises a series of interlinked warehouse units and offices on a large industrial site.

TENURE

Understood to be 999 year lease on a peppercorn rent.

FURTHER INFORMATION

Contact Roy Backhouse

EMAIL roy@roybackhouse.co.uk

LEGAL COSTS

Each party to pay their own legal costs.

PROPOSAL

We are instructed to seek offers in excess of £3,500,000. Representing £30 per sq ft.

VAT

VAT may be payable on the purchase price.

MOBILE 07595 219766

Viscount Centre

Shaw Road, Speke
Liverpool L24 9GS



ACCOMMODATION

The approximate gross internal areas are as follows:-

Property	Imperial	Metric	Tenant	Rent	Lease Expiry
Unit 4a	9,380 sq ft	870 sq m	*Prophecy Performance Centre	£14,963 pax	Tenancy at Will
Unit 5	7,170 sq ft	666 sq m	Comau UK Ltd	£36,200 pax	8 June 2020
Unit 12 & 13	23,300 sq ft	2,164 sq m	Create UK Ltd	£40,000 pax	November 2023
Units 14	11,650 sq ft	1,082 sq m	Liverpool Rebound Gym Club	£33,000 pax	13 June 2026
Remaining Industrial	66,812 sq ft	6,207 sq m	Vacant		
Total	118,312 sq ft	10,990 sq m	*Tenancy at Will	£124,163 pax	

TENANT INFORMATION

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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