

for sale

**Beaufort Road Liverpool
Cains Brewery Village
L8 5SP**

**Warehouse & Offices with leisure potential
9,700 sq ft**



- Brewery Village Park Setting
- Close to City Centre
- Very Busy Location
- On Site Parking & Loading
- Quality Internal Offices
- Private Yard Area
- Freehold

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

www.roybackhouse.com

backhouse



PRICE
offers over £800,000

RATEABLE VALUE
£xx,000

RATES PAYABLE 22/23
£xx,000

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is situated within the Cains Brewery Village complex of shops bars and restaurants formerly the Higsons Brewery. The complex is a thriving cultural and leisure venue just south of Liverpool City Centre.

DESCRIPTION

The property is a traditional warehouse with full rights of access through the wider village. It represents a non conforming use within the village and has potential for a variety of uses or redevelopment.

TENURE

Freehold.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Unit	887 sq m	9,550 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the purchase price.

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