

# 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**

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**PRICE**  
offers over **£1,000,000**

**RATEABLE VALUE**  
**£18,000**

**RATES PAYABLE 22/23**  
**£9,000**

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

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**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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