

# for sale

**21a & b Carsthorpe Road**

**Hoylelake CH47 4FB**

Office/Workshop and Yard

1,181 sq ft (110 sq m)



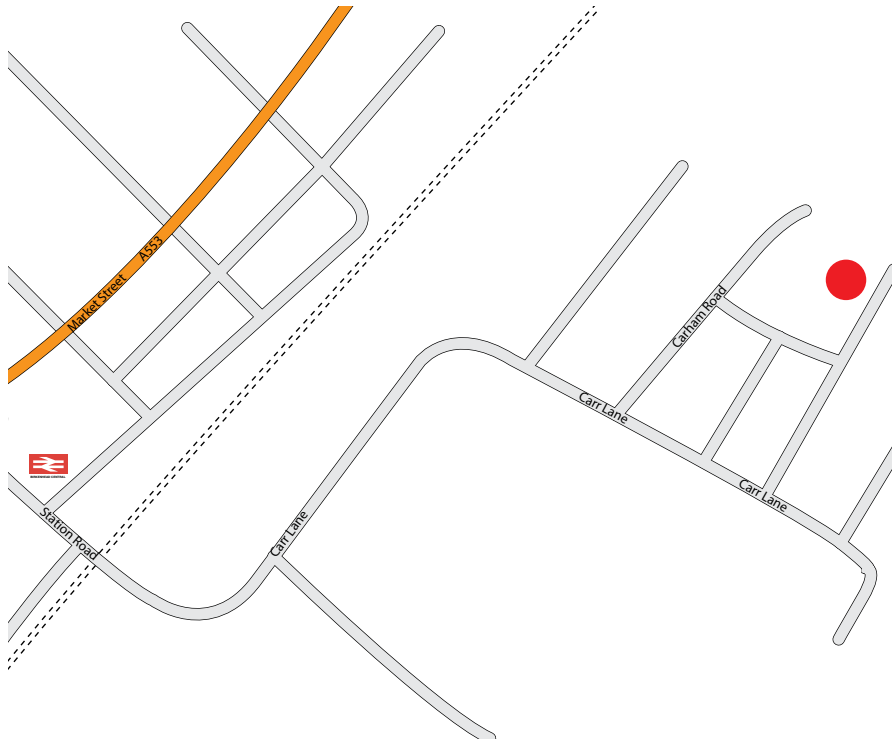
- 2x Semi Detached Workshops
- Close to Town Centre
- Busy Location
- On Site Parking & Loading
- Quality Internal Offices in one Unit
- Private Yard Area

For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 541 2200**

[www.roybackhouse.com](http://www.roybackhouse.com)

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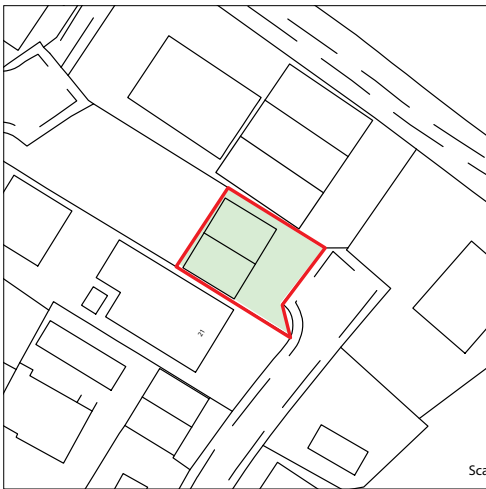
**PRICE**  
£170,000 each

**RATES PAYABLE 22/23 PER UNIT**  
£5,600

**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 located on Carsthorne Road within the Carr Lane Industrial Estate.

#### DESCRIPTION

The property comprises 2x semi detached two storey buildings with their own secure yard. It is currently fitted out as workshop and offices but could be repurposed for alternative uses subject to planning.

The property could be a single occupier as two separate units.

#### TENURE

Freehold.

#### FLOOR AREAS

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

Ground Floor	110 sq m	1,185 sq ft
First Floor	not measured	
<b>Total</b>	<b>110 sq m</b>	<b>1,185 sq ft</b>

#### 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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