

for sale

freehold property

10 Brookway
North Cheshire Trading Estate, Prenton
Wirral, Merseyside CH43 3DT

Main Building 3,200 sq ft plus outbuildings
on 0.8 acres



- To be sold with Vacant Possession
- Motorway Junction Location
- Transport Depot
- On Site Parking & Loading
- Workshop & Offices
- HardstandingRent
- Freehold

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

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PRICE
£500,000

LEASE
also available to let at £40,000 per annum

**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 North Cheshire Trading Estate which is located just off junction 3 of the M53 Motorway. Brook Way is one of the internal estate roads and a crescent which runs off the main estate road Prenton Way.

DESCRIPTION

The property comprises a site of 0.8 acres which has a workshop, spray bay and offices. The site was formerly used as a transport depot.

TENURE

Freehold.

TENURE

Understood to be freehold .

FLOOR AREAS

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

Workshop	287 sq m	3,089 sq ft
Spray Bay	83 sq m	888 sq ft
Offices	105 sq m	1,130 sq ft
Total Area	475 sq m	5,107 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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