

Bechers Business Centre
Heysham Road, Aintree, Liverpool L30 6UZ



for sale

freehold multi let investment

Industrial/Leisure Complex

40,000 sq ft (3,716 sq m) plus large yard



Bechers Business Park

Heysham Road
Aintree Liverpool L30 6UZ



LOCATION

The property is situated on the north easterly side of Heysham Road which runs off Dunningbridge Road. The A5036 trunk road.

PRICE

£1,500,000 for the freehold interest

DESCRIPTION

The property comprises an impressive factory warehouse complex which has been converted to accommodate multi occupancy. Outside there is a good sized yard with adequate room for car parking

RATING

Rateable Value £tbc
Rates Payable 14/15 c£tbc

EPC

The property has an EPC rating of

VAT

VAT is payable on the rent and other outgoings:-

LEGAL COSTS

Each party to pay their own legal costs.

FURTHER INFORMATION

Contact Roy Backhouse

EMAIL roy@roybackhouse.co.uk

MOBILE 07595 219766

TENANCIES

The approximate gross internal areas are as follows:-

Description	Size	Rent per annum	Rent per sq ft
Unit 1 - Function Room	2,500 sq ft	£11,000	£4.40
Unit 2 - Kitchen Showroom	6,928 sq ft	£3,600	£4.80
Unit 2a - Offices	1,200 sq ft	£3,380	£4.55
Unit 3 - Workshop	1,200 sq ft	£3,600	£3.60
Unit 4 & 6 - Play Centre	13,000 sq ft	£40,000	£3.08
Unit 5 - Workshop	750 sq ft	£3,900	£5.20
Unit 7 - Boxing Gym	3,500 sq ft	£7,500	£2.14
Unit 8 - Workshop/Office	2,500 sq ft	£5,100	£2.04
Unit 9 - Gym	2,500 sq ft	£5,400	£2.16
Unit 10 - Workshop/Office	6,000 sq ft	£15,000	£2.50
Unit 11 - Workshop/Office	1,600 sq ft	£6,000	£3.75
Unit 12 - Workshop	1,500 sq ft	£4,800	£3.20
Unit 13 - Showroom	3,500 sq ft	£10,500	£3.00
Container Storage	Net Rent	£13,300	
Total	40,300 sq ft	£135,160	

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roybackhouse&co
Commercial Property Consultants

0151 541 2200
www.roybackhouse.com

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