

**Wakefield Road**  
Off Heysham Road  
Liverpool L30 6TZ



**for sale**

Multi Let Industrial Investment

7 Units Comprising 18,428 sq ft on 1 acre site



**LOCATION**

Wakefield Business Park is located just off the A5036 Dunningbridge Road in a very busy commercial location with lots of new Industrial and trade counter development. Access is via Heysham Road at the McDonalds junction.

**FURTHER INFORMATION**

Contact Roy Backhouse

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**MOBILE**

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**DESCRIPTION**

The property comprises a partially refurbished industrial estate with 7 units let to a variety of different tenants including motor trade and windo manufacture.

**PRICE**

£1,250,000

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| Unit   | Tenant            | Floor Area          | Lease Expiry    | Rent per annum                                 |
|--------|-------------------|---------------------|-----------------|--|
| Unit 1 | Ennis & McKibbin  | 4,116 sq ft         | 25 July 2026    | £20,800 rising to £26,800 from 25 January 2025 |
| Unit 2 | Gerrard Lofthouse | 2,872 sq ft         | 8 June 2025     | £15,600  |
| Unit 3 | Vacant            | 2,872 sq ft         |                 | Estimated £17,000                              |
| Unit 4 | Ennis & McKibbin  | 1,956 sq ft         | 25 July 2026    | £11,440  |
| Unit 5 | Doug Cave         | 1,859 sq ft         | Holding Over    | £8,000   |
| Unit 6 | Switch Cars       | 2,872 sq ft         | To be Confirmed | £15,000  |
| Unit 7 | Saul Van Sales    | 1,881 sq ft         | Holding Over    | £13,000  |
|        |                   | <b>18,428 sq ft</b> |                 | <b>When fully let £104,840</b>                 |

**RATING**

Rateable Values are each separately assessed.

**LEGAL COSTS**

Each party to pay their own legal costs.

**EPC**

The property has an EPC rating of D1

**VAT**

VAT is payable on the rent and other outgoings:-

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