



105 Altcar Road, Liverpool, L37 8DL

Asking Price £425,000

A rare opportunity to secure a commercial freehold site in a sought-after location.

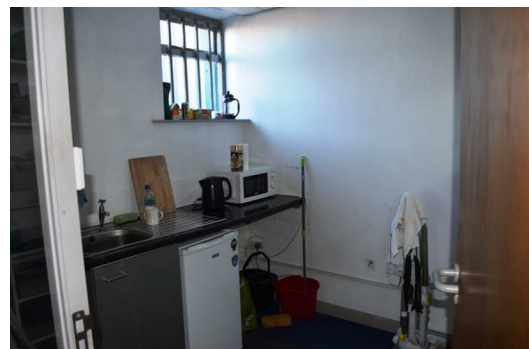
Berkeley Shaw Real Estate is pleased to offer for sale this mixed use retail, light industrial site and yard on Formby Business Park, with excellent access to the road network via the trunk road A565 and onto the motorway network via Switch (M57 & M58). The site comprises four commercial units (units 1, 2, 3 & 4) which are all currently let on commercial repairing and insuring leases and at present generating an annual income of £36,800, but with further development and rental reviews, we believe there is the potential to generate more income. There is a front hardstanding area for customer parking and a rear shared yard. The overall area for the site is approximately 0.49 of an acre. We understand that the main connected services are, electricity, water and mains drainage.

The site is accessed from the Formby by-pass (A565) via Altcar Road (B5195) after the Tesco Superstore heading west towards Great Altcar.

The commercial units are generally in reasonable condition for their age and type and are of largely of brick and concrete block construction. However, there is some scope for improvements and modernisation.

- Unit 1 - Workshop and premises – c.89 sqm. (961 sqft.) - Currently used as motor vehicle and parts storage - Rateable value £4,950 - EPC rating: C 55.
- Unit 2 - Workshop and premises - c.181 sqm. (1,947 sqft.) - Currently used as a motor vehicle repair garage - Rateable value £7,800 - EPC rating: C 64.
- Unit 3 - Workshop and premises – c.179 sqm. (1,926 sqft.) - Currently used as motor vehicle and parts storage - Rateable value £7,700 - EPC rating: B 50.
- Unit 4 105 Altcar Road - Showroom and premises – c.199 sqm. (2,146 sqft.) - Currently used as an electrical wholesalers to trade and public - Rateable value £11,750 - EPC rating: tbc.

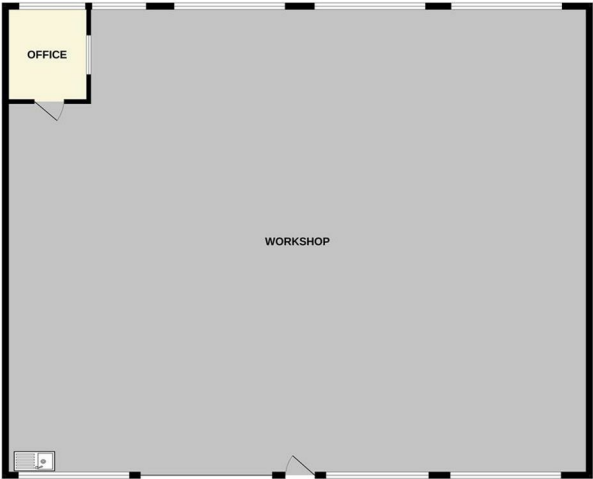
All measurements are to gross internal area (GIA).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

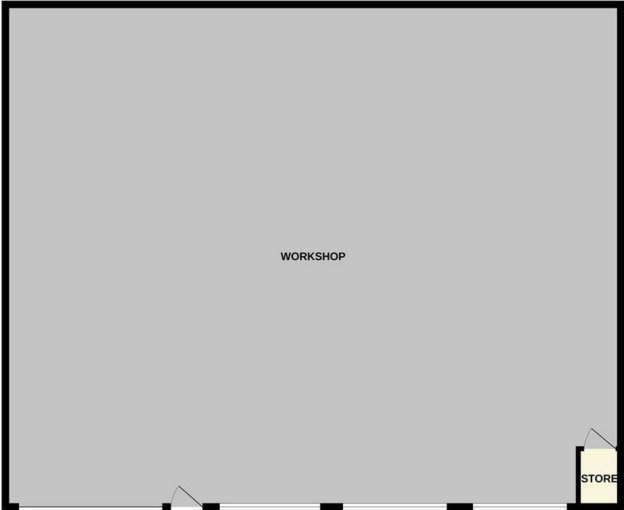
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
1947 sq.ft. (180.9 sq.m.) approx.



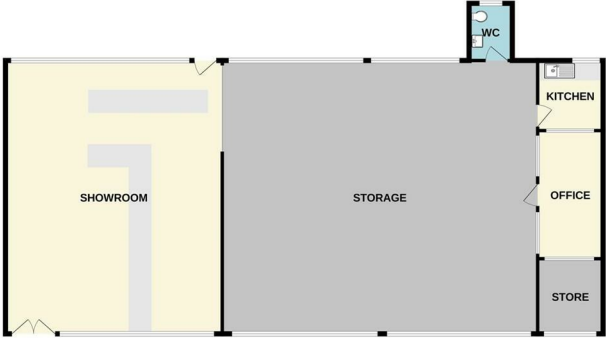
TOTAL FLOOR AREA: 1947 sq.ft. (180.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of sale.

GROUND FLOOR
1927 sq.ft. (179.0 sq.m.) approx.



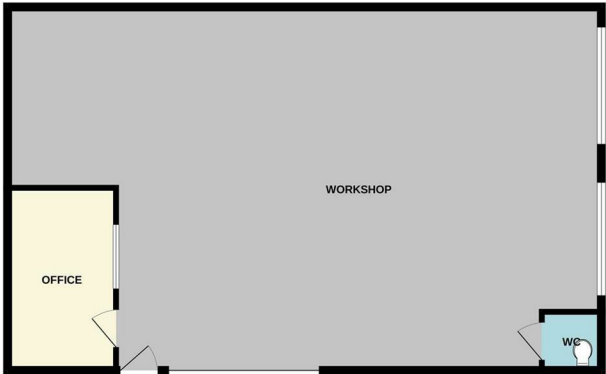
TOTAL FLOOR AREA: 1927 sq.ft. (179.0 sq.m.) approx.
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GROUND FLOOR
2146 sq.ft. (199.4 sq.m.) approx.



TOTAL FLOOR AREA: 2146 sq.ft. (199.4 sq.m.) approx.
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GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.
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