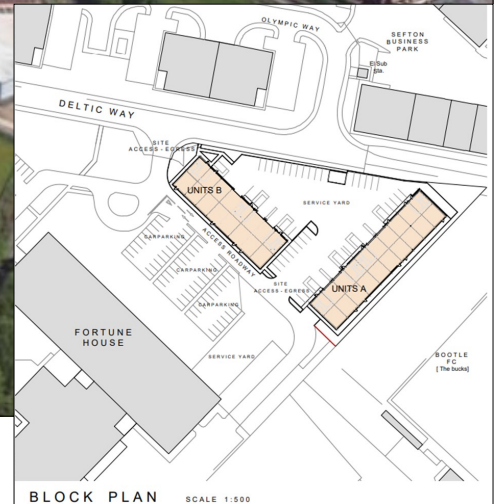


for sale

Industrial Development Land

1.22 Acre (0.49 HA)



F40
Deltic Way
Aintree
Merseyside
L30 1SL

- Long Leasehold Development Site
- Full Planning Approval for 7 Units
- Established Commercial Location
- Close Proximity to Main A59
- Strong Commercial Market

MORGANWILLIAMS .com

01925 414909

Location

Aintree is an established industrial area, just 4 miles to the north east of Liverpool City Centre. The M57 and M58 lie 2 miles to the north of the site, providing direct access to the M62 and M6.

The site is situated on Deltic Way, close to its junction with Park Lane, just off the A59 Ormskirk Road. The A59 forms an arterial route between Liverpool City Centre and Switch Island M57/M58 junction, which is half a mile to the north.

Description

We are delighted to offer for sale a rare industrial development site, that benefits from full planning approval for the construction of 7 brand new units.

The site is triangular in shape and is currently laid out to grass and car parking.

We understand the site has never been developed and its surface is relatively level.

Access will be shared with the Vendor and neighbouring occupier, PAM Group.

The approved scheme is in 2 blocks comprising units of varying sizes.

Services

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services.

Site Area

Total Site Area: 1.22 Acre (0.49 HA).

Accommodation

Proposed unit sizes.

A1	175 m ²	1,883 ft ²
A2	175 m ²	1,883 ft ²
A3	175 m ²	1,883 ft ²
A4	393 m ²	4,230 ft ²
B1	177 m ²	1,905 ft ²
B2	177 m ²	1,905 ft ²
B3	401 m ²	4,316 ft ²
Total	1,673 M²	18,008 FT²

Planning

Planning permission has been approved in accordance with the attached plans under planning ref 2021/02944 (Sefton Council).

We understand that all conditions and reports obtained and satisfied, meaning development can commence immediately.

Tenure

The site will be sold by way of a new 250 year Lease at a peppercorn rental.

Asking Price

£550,000 plus VAT.

VAT

We understand that VAT is currently applicable to the above sale price.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909

Rob Bates (Email: rbates@morganwilliams.com)
www.morganwilliams.com

SUBJECT TO CONTRACT

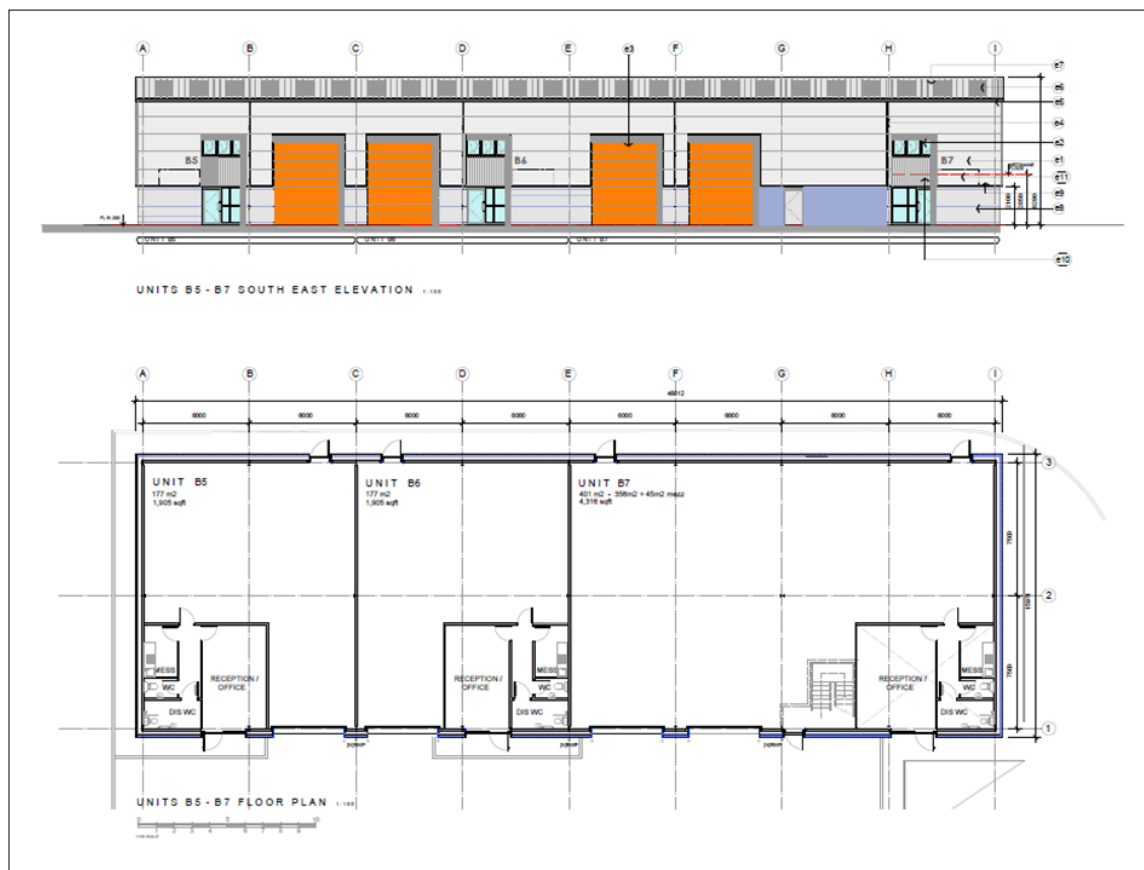
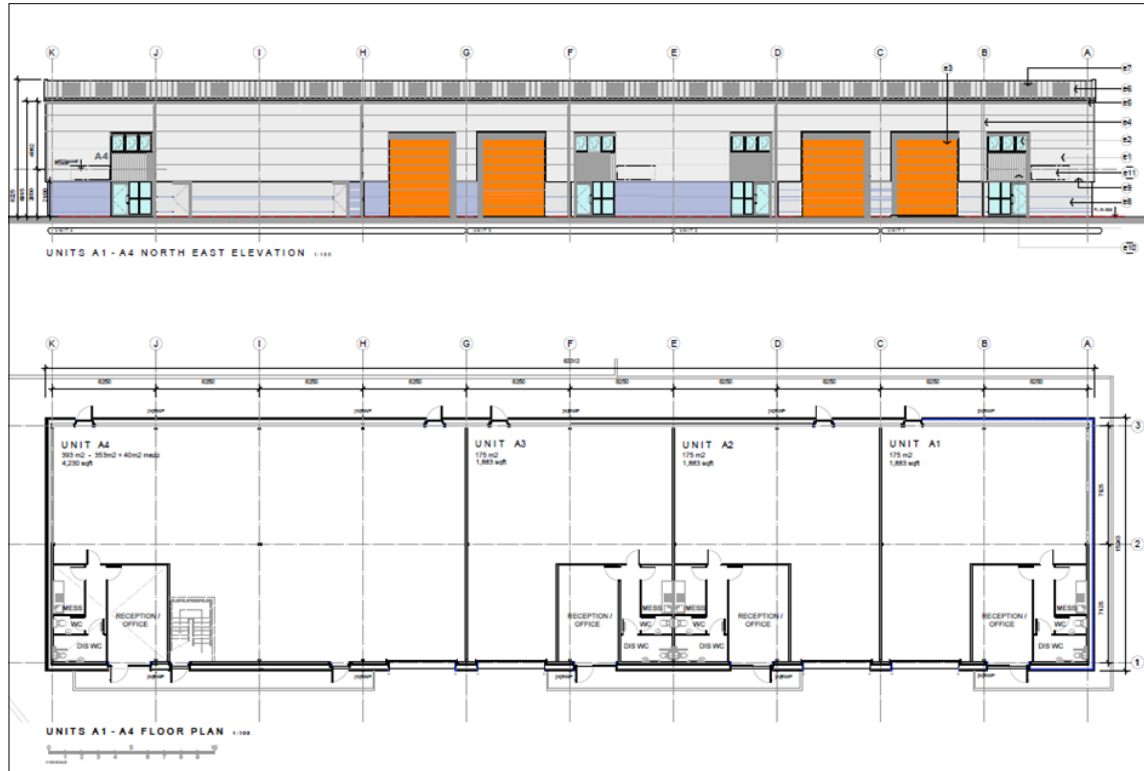
E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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