



## 10 Cormorant Drive, Runcorn, WA7 4UD

### Vacant Freehold Industrial Premises

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	4,250 sq ft / 394.84 sq m
<b>Price</b>	Offers in excess of £350,000
<b>Rates Payable</b>	£8,108.75 per annum
<b>Rateable Value</b>	£16,250
<b>BER Rating</b>	E (118)

#### Key Points

- Rare Freehold
- Gated Site
- Just off Expressway
- Prominent to Picow Farm Road
- Separate Office Block
- Established Commercial Area
- Idea for Owner Occupiers
- Less than £100 psf

## Location

The property is situated within an established commercial cul-de-sac, just off Picow Farm Road, which is a well regarded business location, with occupiers such as Screwfix and Howdens.

Picow Farm Road joins the A533 Expressway within half a mile, this in turn links the M56 with Liverpool City Centre.

Runcorn main line Railway Station is within a ¼ mile of the property.

## Description

We are delighted to bring to the market a rare freehold industrial premises, within this popular and well regarded commercial location.

The property is fenced and gated and benefits from a good amount of external space within the site curtilage.

The property would be ideally suited to owner occupiers and investors.

The buildings on site comprise a detached warehouse and separate detached brick office building.

The property is completely self-contained and would be perfect for storage and distribution operators. It could also provide an element of trade counter use, as Screwfix and Howdens as situated close by.

The site is held Freehold and the boundaries are in accordance with the attached Land Registry Plan.

The property is priced significantly under £100 psf capital rate, which in our opinion is less than it would cost to build.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	4,250	394.84
<b>Total</b>	<b>4,250</b>	<b>394.84</b>

## Asking Price

Offers over £350,000.

## Tenure

Freehold.

## Services

Mains electricity, water and drainage are connected.

## VAT

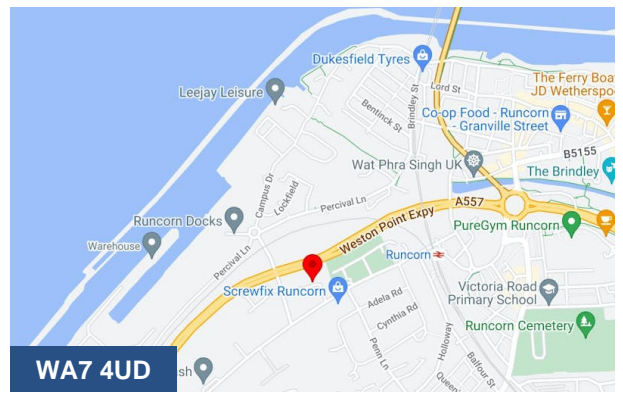
We are advised by our Client that VAT is not applicable, however, should it be applicable the above price is quoted exclusive.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

## Legal Cost

Each party are to be responsible for their own legal costs incurred in the transaction.



## Viewing & Further Information



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