



- **Commercial site. Land and buildings comprising a two storey red brick building, railway arch storage, and hard surfaced storage yard area.**

Description Land and buildings comprising a two storey red brick building, railway arch storage, and hard surfaced storage yard area. The red brick building has been fitted to a shell state and benefits from concrete floors, flat roof and mains electricity and water supply. The railway arch can be accessed via an electric security roller shutter and benefits from concrete floors, electric strip lighting and mains electricity supply.



Not to scale. For identification purposes only

Situated Fronting onto Bridge Street and immediately adjacent to Millers Bridge within a well established industrial area approximately 4 miles from Liverpool City Centre. Nearby Derby Road (A565) provides excellent links to Liverpool City Centre, The Port of Liverpool and the local motorway network via Princess Way (A5036).

Accommodation Total Site Area: 1.361 ssq.m (0.33 acre) Main Building GIA: 162 sq.m (1,743 sq.ft) Railway Arch: 148 sq.m (1,595 sq.ft)

Tenure The premises are held by way of a long lease for a term of 99 years from the 22nd February 1979 at a ground rent of £4,500 per annum.

EPC Rating D