



**Lambert  
Smith  
Hampton**

0161 228 6411  
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## **For Sale**

On behalf of the Administrators of Russell Hume Limited

### **Detached Industrial Unit**

Russell Hume, Shaw Road, Liverpool, L24 9JT



20,440 SQ FT (1,899.02 SQ M)

- Former food production facility.
- Situated on a 1.08 acre site.
- Long leasehold.
- Established industrial location well located for access to central Liverpool and the Motorway Network.

**Lambert Smith Hampton**

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# Russell Hume, Shaw Road, Liverpool, L24 9JT

## Location



The property is situated fronting Shaw Road in the Speke district of Liverpool approximately 7.5 miles south-east of Liverpool city centre and 1 mile north of Liverpool (John Lennon) Airport.

Shaw Road is located just off Speke Boulevard (A561) which provides the main link from the city centre to the Runcorn Bridge Mersey Crossing approximately 5 miles to the south.

## Description

The property comprises a detached industrial unit of framed construction situated on a self-contained site of 0.43 ha (1.08 acres) understood to have been constructed in the 1940's / 1950's and subsequently extended to the rear.

Internally, the property provides a food production area with cold stores along with a staff canteen and locker rooms to the ground floor and office accommodation to the first floor.

Externally, the property benefits from a concrete surfaced yard area which includes a series of additional stores.

## Accommodation

In accordance with the RICS Code of Measuring Practice the Gross Internal Area (GIA) is as follows:

Ground floor :	1,560.25 sq m (16,795 sq ft)
First Floor:	166.32 sq m (1,790 sq ft)
External Stores:	172.45 sq m (1,856 sq ft)
<b>Total approx. G.I.A</b>	<b>1,899.02 sq m (20,440 sq ft)</b>

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

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

## Business Rates

The property is entered in the 2017 Rating List as follows:

Description: Store and premises

Rateable Value: £40,500

The Uniform Business Rate for those properties qualifying for Small Business Rates Relief is £0.466.

## Planning

All enquiries should be made to Liverpool City Council on 0151 233 3021.

## Tenure

We understand the property is held long leasehold for a term of 999 years from 17 October 1949 subject to a peppercorn.

## Price

Offers in excess of £400,000.

## Energy Performance Certificate

Available upon request.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Alexander Blanning

Lambert Smith Hampton

0161 242 7008

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### Dean Young

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