



**GUIDE PRICE**  
£180,000



**GROUND RENT**  
£12,115  
(per annum)



**RATES PAYABLE**  
£12,974  
(per annum)



**EPC RATING**  
Band B:47



**3-4 Musker Street**  
Crosby, Liverpool, L23 0UB

B8 | Long Leasehold | 7,070 Sq Ft (657 Sq M)



**FOR SALE**



## Location

The premises are located on Musker Street, Crosby, approximately 6 miles to the north of Liverpool City Centre. The immediate vicinity is largely residential however, the subject premises sit adjacent to Firwood Timber Merchants and Greencore UK convenience food producers.



## Description

A former Travis Perkins unit consisting of a modern, self-contained warehouse premises on a site area c. 0.78 acre, with a metal profile clad steel framed building with eaves height of 4.8m and a height to the ceiling apex of 6.4m. There are two loading bays both with electric roller shutter doors.

The tenant is responsible for the payment of ground rent to the Landlord. This is currently a figure of £12,115 per annum.

Building insurance at £0.23p per sq ft.



## Amenities



24/7



Kitchen



Power



Car Parking



4.8m eaves



Roller Shutter Doors



## Accommodation and Lease Breakdown

Title	Plot	Start Date	Term	Unexpired Term	Ground Rent	Rent Review	Use
MS211301	3	9 <sup>th</sup> January 1973	99 years	49 years	£5,430 p.a.	Every 14 years	Open Storage
MS380571	4	31 <sup>st</sup> January 1981	99 years	57 years	£6,685 p.a.	Every 7 years	Open Storage



## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

### Rent

The property is subject to an annual ground rent of £12,115.

### Tenure

Long Leasehold purchase with a guide price of £180,000.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. The current Rates Payable is £12,974 per annum.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### EPC

The EPC rating is Band B:47 - a copy of the report will be available upon request.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



# 3-4 Musker Street, Crosby, L23 0UB



**Approximate Travel Distances**

**Locations**

- Crosby Seafront - 1.8 miles
- Liverpool - 6.2 miles
- Southport - 13.9 miles

**Nearest Station**

- Waterloo - 1.2 miles

**Nearest Airport**

- Liverpool John Lennon - 15.3 miles

**Nearest Port**

- Port of Liverpool - 1.8 miles

## Viewings

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Particulars dated Jul 2023. Photographs dated Mar 2021.