

On the Instructions of Stephen Clancy Esq. and Philip Duffy Esq.
Joint Administrators of Rykel Limited



FACTORY/WAREHOUSE UNIT FOR SALE



**UNIT 6
THURSBY ROAD
CROFT BUSINESS PARK
BROMBOROUGH
WIRRAL
CH62 3PL**

- Industrial unit of 1,361 sq m (14,651 sq ft).
- Site area of 0.38 hectares (0.93 acres).
- Steel frame construction incorporating offices on ground and first floor level.
- Car parking for approximately 20 cars.

Brook House 64/72 Spring Gardens Manchester M2 2BQ **0161 259 7000** Fax 0161 259 7001 sandersonweatherall.com

LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

**Sanderson
Weatherall** 

DESCRIPTION

The property comprises a steel frame factory/warehouse extending to approximately 1,361 sq m (14,651 sq ft). The building provides good quality warehousing with intermittent steel pillars supporting the roof. The unit has a concrete floor with 5m eaves height and a shallow pitched steel clad roof. The property has a single vehicular access door located to the eastern elevation which gives access to Caldbeck Road.

There is a large car parking area to the Thursby Road elevation which can accommodate approximately 20 cars and a reasonably sized yard, from which Caldbeck Road leads onto the rear.

LOCATION

The property is located on Thursby Road in the well established Croft Business Park in Bromborough. Croft Business Park is located off the A41 which gives direct access, via the Mersey Tunnel, to Liverpool approximately 8 miles to the north. Motorway access is via Junctions 4 or 6 of the M53 motorway which in turn links to Junction 15 of the M56, 9 miles to the south.



VAT

All figures quoted, shall, in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless otherwise stated, any other offer made will be deemed to be exclusive of VAT.

GENERAL

The information contained herewith has been obtained from oral enquiries of the relevant authorities and the vendor's records where applicable. We therefore advise that interested parties verify the accuracy of this information by contacting the respective authorities and by taking legal and other advice.

VIEWING

Strictly by appointment only with David Murray or Ian Whittaker.

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**SUBJECT TO CONTRACT
PLANS NOT TO SCALE**

ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Warehouse	1,251.78	13,474
First Floor Offices (Mezzanine Store)	109.35 (56.84)	1,177 (612)
Total	1,361.13	14,651

ASKING PRICE

Offers are sought in the region of £395,000.

TENURE

We understand that the property is held Long Leasehold for a term of 120 years from 1st January 1981.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

Misrepresentation Act 1967:

Sanderson Weatherall for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

1 These particulars do not constitute any part of an offer or contract.

2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.

3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

4 The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

5 None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall Limited

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www.ps2property.co.uk

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