

# FOR SALE

Building/Land Ashcroft Road,  
Knowsley Industrial Park, L33

Site: - 2,100 sq.ft (195.1 sq.m)

Building – 399 sq.ft (37.03 sq. m)

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- ❖ RARE SMALL LOT SIZE
- ❖ BUILDING PLOT FOR REDEVELOPMENT OR REFURBISHMENT
- ❖ CASH OFFERS INVITED
- ❖ SUITABLE FOR A VARIETY OF USES – SUBJECT TO PLANNING
- ❖ LOCATED CORNER ASHCROFT ROAD AND DRAW WELL ROAD
- ❖ ADJACENT NEW LARGE SHED DEVELOPMENT



## LOCATION

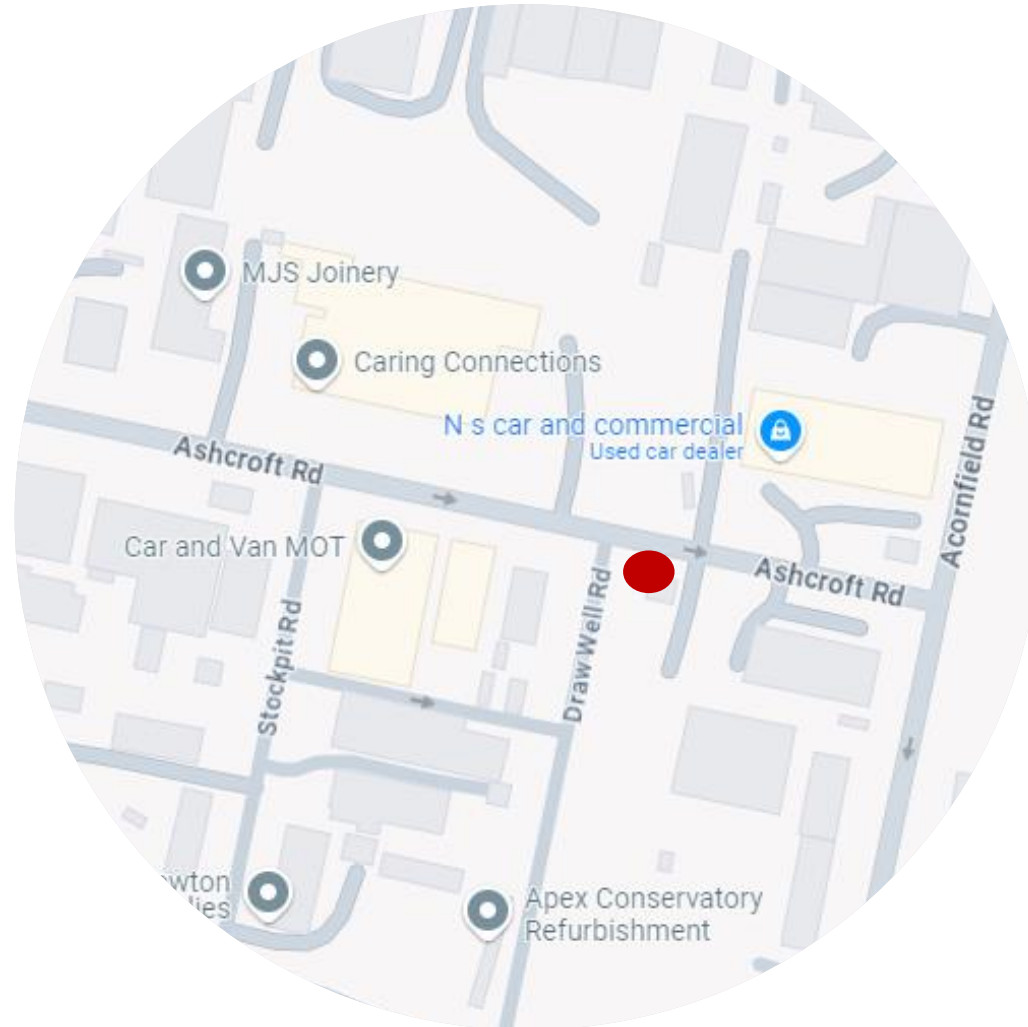
The subject property is located at the junction of Ashcroft Road and Draw Well Road, near to Acornfield Road. Situated in the heart of Knowsley Industrial Park, which in itself has excellent links via the East Lancs A580, M57 and inturn M58 and M62. The M6 is 10 minutes drive away.

## DESCRIPTION

A corner piece of land comprising a former security lodge/office. There is land to the side that is given over to vegetation. There is currently no vehicular access to the site and it is cordoned off with security fencing.

The building requires full refurbishment or development. It is configured with one large room, leading to kitchen/WC's and 2 smaller rear rooms. We understand services are provided to the building to include electric, water and drainage although these have not been tested and any purchaser must rely on their own enquiries. The building has a flat roof that is in disrepair.

The property offers an excellent opportunity for an investor or owner occupier to add value. End users subject to planning could include office, café storage or other.



## SITE AREA

The site totals 2,100 sq. ft (195.1 sq. m) and the building has a gross area of 399 sq. ft (37.03 sq. m). All areas are only intended as a guide.

## TERMS

The property is offered for sale at a guide price of £50,000. Offers invited.

Cash offers only.

## VAT

VAT will be payable on the purchase price.

## LEGAL COSTS

Unless otherwise stated, all parties to bear their own legal costs.

## EPC

Due to the derelict condition of the building the subject property is marketed as land and no EPC assessment has been made. Improvements will have to be made to make occupiable.





## VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

**commercial@keppiemassie.com**  
**Tel: 0151 255 0755**

**timgarnett@keppiemassie.com**  
**07852 240103**



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#### Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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