

Smith

AND SONS

PROPERTY CONSULTANTS

Industrial, Investment

Units 1. 2. & 3. 38 Magazine Lane, New Brighton, Wirral CH45 1LU



Description

The property comprises three industrial units, all currently let, which have a shared yard and access to the front. The properties have internal kitchens and W.C facilities and are suitable for industrial and storage usage subject to the correct planning. The properties benefit from electric roller shutters and pedestrian access for two of the three units.

Location

The property is located off Magazine Lane in New Brighton to the rear of a parade of shops on Seabank Road, New Brighton.

0151 647 9272

<https://www.smithandsons.net/>

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Sale Price

£200,000

Tenure

By way of a Freehold sale

Accommodation

Total Net Lettable Area	432.94m ²	3690ft ²
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W.C and kitchen

Rating Assessment

Unit 1	£5,600
Units 2 + 3	£8,400

Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents quoted to be exclusive of VAT.

Strictly by appointment with sole agent, contact;



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Commercial Agency

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