

# FOR SALE

# LM<sup>ONE</sup>.E.

## MODERN INDUSTRIAL UNIT WITH SECURE YARD



## TOPAZ HOUSE, ST MICHAELS INDUSTRIAL ESTATE, WIDNES, WA8 8TL

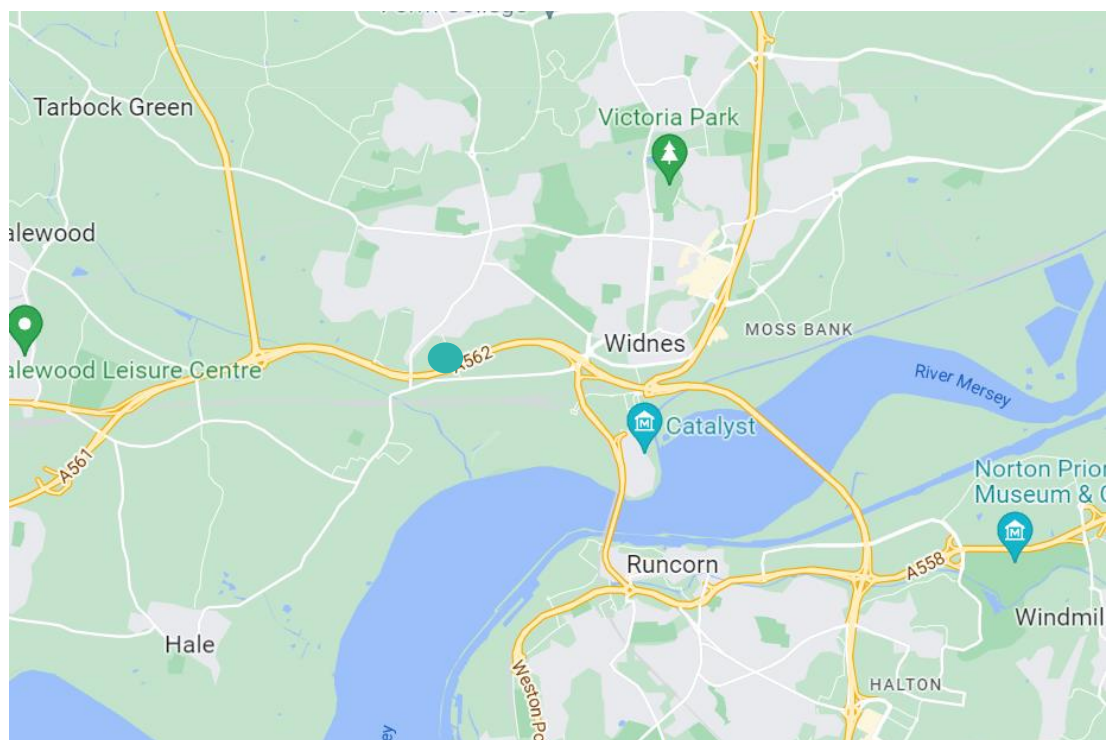
Seeking offers in the region of £1,012,000

Size – 10,118 sq ft GIA

- Rare opportunity to purchase freehold industrial unit
- Secure yard area with parking
- Modern warehouse building on a 0.72 acre site
- Good access to the A562

# SALE CONSIDERATIONS

- Excellent opportunity to purchase Freehold industrial premises
- Located in a well established industrial estate to the east of Widnes town centre and immediately north of the A562
- Comprising 10,118 sq ft (940 sq m) on a GIA basis
- High quality specification throughout including 1,800 sq ft of modern office space.
- 5 metre eaves to the underside of the haunch
- Yard area with parking and palisade fencing securing the compound
- Full height roller shutter door access onto secure yard
- Freehold
- Seeking offers in the region of £1,012,000 reflecting a capital value of £100 per sq ft.



## LOCATION

The property is located at the end of St Michael's industrial estate which is situated just over 1 mile west of Widnes town centre. The property is within a few hundred yards of access onto the A562.

The A562 provides excellent communication links to Liverpool westbound and the M56 south and M62 to the north.

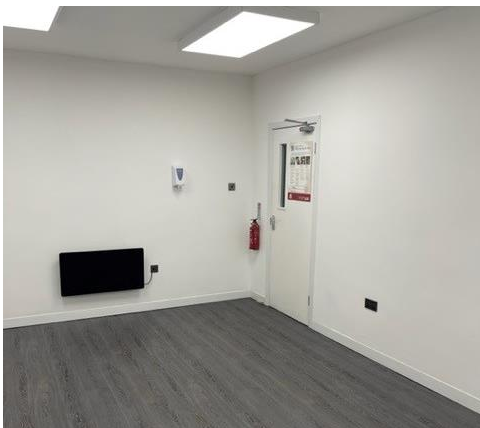


# DESCRIPTION

The property comprises a modern warehouse with a tarmac surfaced yard area with parking, secured by palisade fencing. The property is situated at the end of St Michael's industrial estate providing additional security with one way in and out.

Internally the property has high quality office accommodation to the front. The offices are carpeted, gas central heating system, male female and disbales W/C and security shutters to all external windows.

The warehouse has 5 metre eaves to the underside of the haunch, a flat profile metal sheet clad roof, part brick and part metal sheet cladding elevations. The warehouse benefits from a full height roller shutter door, lighting and a gas powered heating system. To the rear of the unit is a recently refurbished canteen area.





## PRICE

Seeking offers in the region of £1,012,000

## BUSINESS RATES

The property has a current Rateable Value of £32,250 per annum. Interested parties are advised to make their own enquiries.

## EPC

EPC available on request

## LEGAL COSTS

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

## VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / [Matt@LM1.agency](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

July 2022

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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