

0151 268 5280

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FOR SALE – DETACHED WORKSHOP

Eddisons



RITCHIE AVENUE, AINTREE, LIVERPOOL L9 9BE

Price: On Application

Size: 201.5 sq m (2,169 sq ft)

- Freehold
- Secure yard fronting Sandy Lane
- Site area 0.047 ha (0.116 acres)

LOCATION

The subject property is located on the corner of Sandy Lane and Ritchie Avenue in Aintree, North Liverpool. Sandy Lane leads via Long Lane (B5187) and Longmoor Lane (A506) to Rice Lane (A59) and into Liverpool City Centre.

The predominant land use on Sandy Lane/Ritchie Avenue comprises residential terraces although the property adjoins a manufacturing facility.

DESCRIPTION

The property comprises a single storey workshop of steel frame construction with flat roof and brick walls and concrete floors.

Internally, it offers open accommodation and benefits from a manually operated roller shutter door which provides access to the yard fronting Sandy Lane with a concrete surface. The front elevations benefits from palisade fencing and double gates.

ACCOMMODATION

We have measured the property on its Gross Internal Area as follows:

UNIT	M ²	SQ.FT
Workshop	201.51	2,169

We have calculated the site area to be 0.047 hectares (0.116 acres).

BUSINESS RATES

The property is entered in the 2023 Rating List as follows:

Description: Garages
Rateable Value RV £7,900

TENURE

The property is held freehold under Title No: MS485790, a copy of which is available upon request.

TERMS

Our clients are seeking offers on an unconditional basis with further information to include guide price upon request.

EPC

An Energy Performance Certificate has been commissioned and is available upon request.

VAT

We understand that the transaction will not be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs.

VIEWING

Strictly via the agents
Eddisons
Robert Diggle
0151 268 5280
robert.diggle@eddisons.com

JULY 2025

For more information, visit eddisons.com
T:0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

PHOTOGRAPHS



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SITE PLAN



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