



**FOR SALE / MAY LET**

**17,913 sq.ft. (1,664 sq.m.)**

Old Jacobs Garages, Hartley Avenue, Aintree, L9 7DB

**WAREHOUSE DEPOT  
WITH YARD AREA**

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owen**

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- Substantial warehouse depot with extensive yard area
- Formerly used as a bus depot
- 17,913 sq.ft. (1,664 sq.m.)
- On site area of 1.11 acres (0.45 hectares)
- Situated on Hartley Avenue, Aintree which is approached via Long Lane (B5167), the main arterial route which runs between the A580 East Lancashire Road to the A59 Ormskirk Road, being approximately 4 miles from Liverpool city centre
- Benefits from excellent road communications being approximately ¾ mile from the A580 East Lancashire Road which provides access to the national motorway network.

Old Jacobs Garages  
Hartley Avenue  
Aintree  
L9 7DB



### Description

Comprising of two adjoining warehouse/workshop buildings and benefiting from extensive yard areas being situated within a secure site. The main building provides clear working space which is arranged in five bays beneath a barrelled concrete roof which incorporates approximately 10% roof lights and has a minimum clearance height of 4.6m approx. The property is served by a 3-phase power supply and mains water.

Immediately adjoining is a brick built garage which has previously been used for vehicle repairs and offers 3 No. fully serviced vehicle inspection pits, each of which is served by a full height electrically operated roller shutter door leading to the rear yard area beyond. The unit has a minimum clearance height of 4.7m.

The accommodation is serviced by substantial yard areas at either end of the complex which is fully enclosed by a mixture of brick walls and palisade fencing.

### Tenure

Freehold. Offers invited for the benefit of our client's freehold interest. Alternatively, consideration may be given to leasing the premises on terms to be agreed - full details on application.

### Areas

Main Building 1,262.3 sq.m. (13,588 sq.ft.)  
Garage 393.4 sq.m. (4,235 sq.ft.)  
Total 1,655.7 sq.m. (17,913 sq.ft.)

### Rates

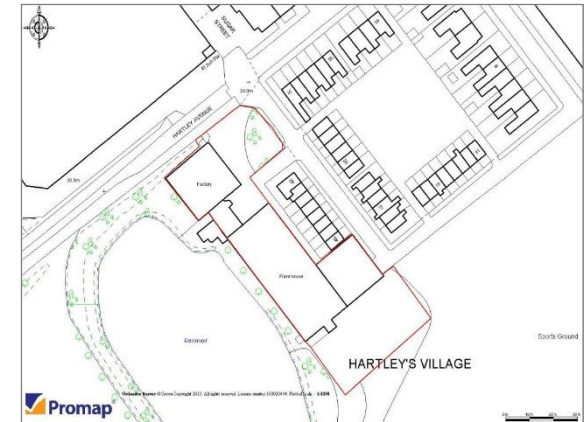
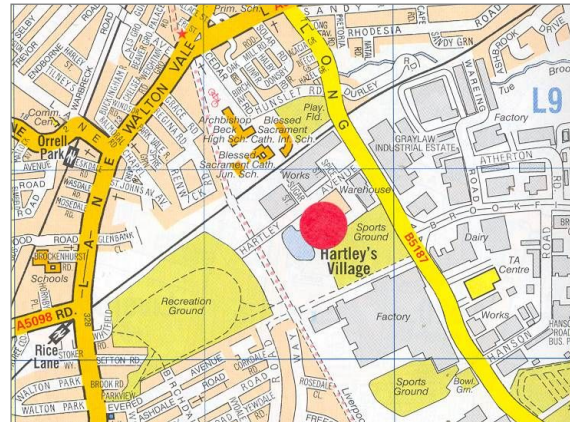
Rateable Value £30,250

### EPC

Band D92

### Legal costs

Each party to be responsible for their own legal costs.



### Viewing

Strictly through the agent:

Louis Holt

t. 0151 242 3145

m. 07887 530 274

e. [louis.holt@masonowen.com](mailto:louis.holt@masonowen.com)

### Viewing

Strictly through the agent:

Mark Coulthurst

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