



## **HEYSHAM ROAD AINTREE MERSEYSIDE L30 6YJ**

- Self contained site with prominent frontage to Heysham Road
- Convenient for Aintree Racecourse and Business Park
- Total site area of 2.11 acres with ancillary building of 4,550 sq ft (gea)
- For sale freehold with full vacant possession
- Offers invited in excess of £ 400,000 subject to contract

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



RUMSEY & PARTNERS 22 GROSVENOR SQUARE LONDON W1K 6DT  
T: 020 7499 6619 F: 020 7493 2454 E: [info@rumseyandpartners.co.uk](mailto:info@rumseyandpartners.co.uk)

## LOCATION

The site is situated on the north side of Heysham Road a thoroughfare which links the A59 Ormskirk Road with the A 5036 Dunning's Bridge Road , both roads giving swift access to the M57 less than a mile to the north and to Liverpool City Centre approximately five miles to the south .

The site is in close proximity to Aintree Racecourse and the Aintree Business and Retail Park.

## DESCRIPTION

The property comprises a level site with a mixture of concrete hard standing, tarmac and block pavers surrounded by mainly palisade fencing to rear and to the Heysham Road frontage with double access gates. The site area is approximately 2.11 acres.

There are a variety of small buildings on the site two of which are capable of re use ; the larger of the two was previously used as a trade counter in connection with the builders yard operation .

The property is not connected to a mains water supply and there are no existing wc facilities on the site.

## FLOOR AREAS

Main Building	3,550	sq ft (measured gross external)
Ancillary Building	1,000	sq ft
	-----	
Total	4,550	sq ft

## TENURE

Freehold with full vacant possession

## TERMS

Offers invited in excess of £ 400,000 subject to contract

## VAT

VAT will be chargeable on the purchase price at the prevailing rate

## ENVIRONMENTAL REPORT

The property will be sold with the benefit of an assignable letter of reliance in relation to a desk top environmental report.

## LEGAL COSTS

Each party to be responsible for their own legal and other costs in any transaction

## FURTHER INFORMATION

Please contact :

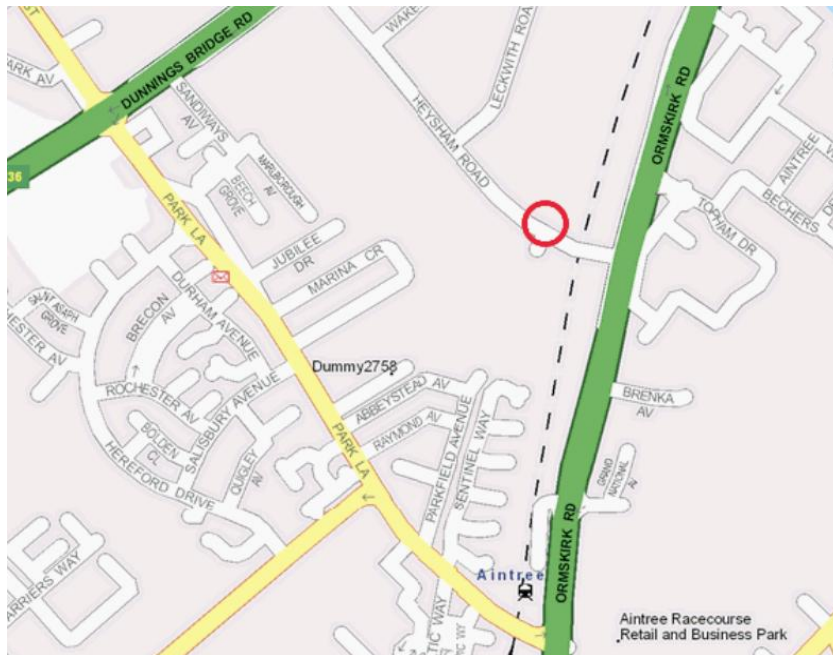
**Nick Coupe**  
**Rumsey & Partners**  
020 7499 6619  
[nickc@rumseyandpartners.co.uk](mailto:nickc@rumseyandpartners.co.uk)

**Nigel MacKenzie**  
**Rumsey & Partners**  
020 7499 4343  
[nigel@rumseyandpartners.co.uk](mailto:nigel@rumseyandpartners.co.uk)

## EXTERNAL IMAGES



## LOCATION PLAN



**Misrepresentation Act:**

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.

**SITE PLAN**



© Crown Copyright 2009. All rights reserved. Licence Number 100047514