

Lot 63, Units 3-5 Morrow Court and Unit 9 Lingard Court, Skypark Industrial Estate, Speke, Liverpool,

Merseyside L24 1UU

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 63, Units 3-5 Morrow Court and Unit 9 Lingard Court, Skypark Industrial Estate, Speke, Liverpool, Merseyside L24 1UU

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)

Property Information

Ground Rent Investment

- Sites with 4 Self-contained Warehouse buildings and yards
- Total approx. site area of 0.24 Ha (0.59 Acres)
- Prominent Industrial Location
- 250 metres from Liverpool John Lennon Airport
-

Lot

63

Auction

25th September 2024

Rent

£1,780 per Annum Exclusive

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles

7 miles south east of Liverpool City Centre

Roads

A561

Rail

Liverpool South Parkway, Hunt Way Railway Stations

Air

Liverpool John Lennon Airport

Situation

The property is located on the western side of Speke Hall Avenue, some 250 metres from Liverpool John Lennon International Airport and 7 miles south east of Liverpool City Centre.

Tenure

Long Leasehold. 200 years from 22/07/1993 until 21/07/2193.

EPC

Description

The property comprises three separate sites upon which there are currently three adjacent warehouse buildings together with a separately accessed warehouse building and associated car parking. The total approximate site area is site area of 0.24 Ha (0.59 Acres).

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 63, Units 3-5 Morrow Court and Unit 9 Lingard Court, Skypark Industrial Estate, Speke, Liverpool, Merseyside L24 1UU

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)

Tenancy & Accommodation

Site	Tenant	Term	Rent p.a.x.	Reversion
Unit 3 Morrow Court	INDIVIDUAL	125 years 24/07/2003	£520	23/07/2128
Unit 4 Morrow Court	DERBY PLASTICS LIMITED	199 years from 22/07/1993	£1,000	21/07/2192
Unit 5 Morrow Court	SKYPARK PROPERTIES LIMITED	199 years from 22/07/1993	£10	20/07/2193
Unit 9 Lingard Court	AIRWISE PNEUMATICS LIMITED	199 years from 31/03/1990	£250	20/03/2190

**Lot 63, Units 3-5 Morrow Court and Unit 9 Lingard Court, Skypark Industrial Estate, Speke, Liverpool,
Merseyside L24 1UU**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 63, Units 3-5 Morrow Court and Unit 9 Lingard Court, Skypark Industrial Estate, Speke, Liverpool, Merseyside L24 1UU

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Lot 63, Units 3-5 Morrow Court and Unit 9 Lingard Court, Skypark Industrial Estate, Speke, Liverpool, Merseyside L24 1UU

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Stevens & Bolton LLP

Wey House, Farnham Road

Guildford

GU1 4YD

Joanne Purnell

01483 302264

joanne.purnell@stevens-bolton.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024