

lot 46

Vacant  
Possession

## Webster House, Cherryfield Drive Kirkby, Liverpool, Merseyside L32 8RP

Freehold Office Building with Potential

- Approximately 2,467.80 sq m (26,562 sq ft) with a site area of approximately 0.14 hectares (0.35 acres)
- Redevelopment potential (subject to consents)

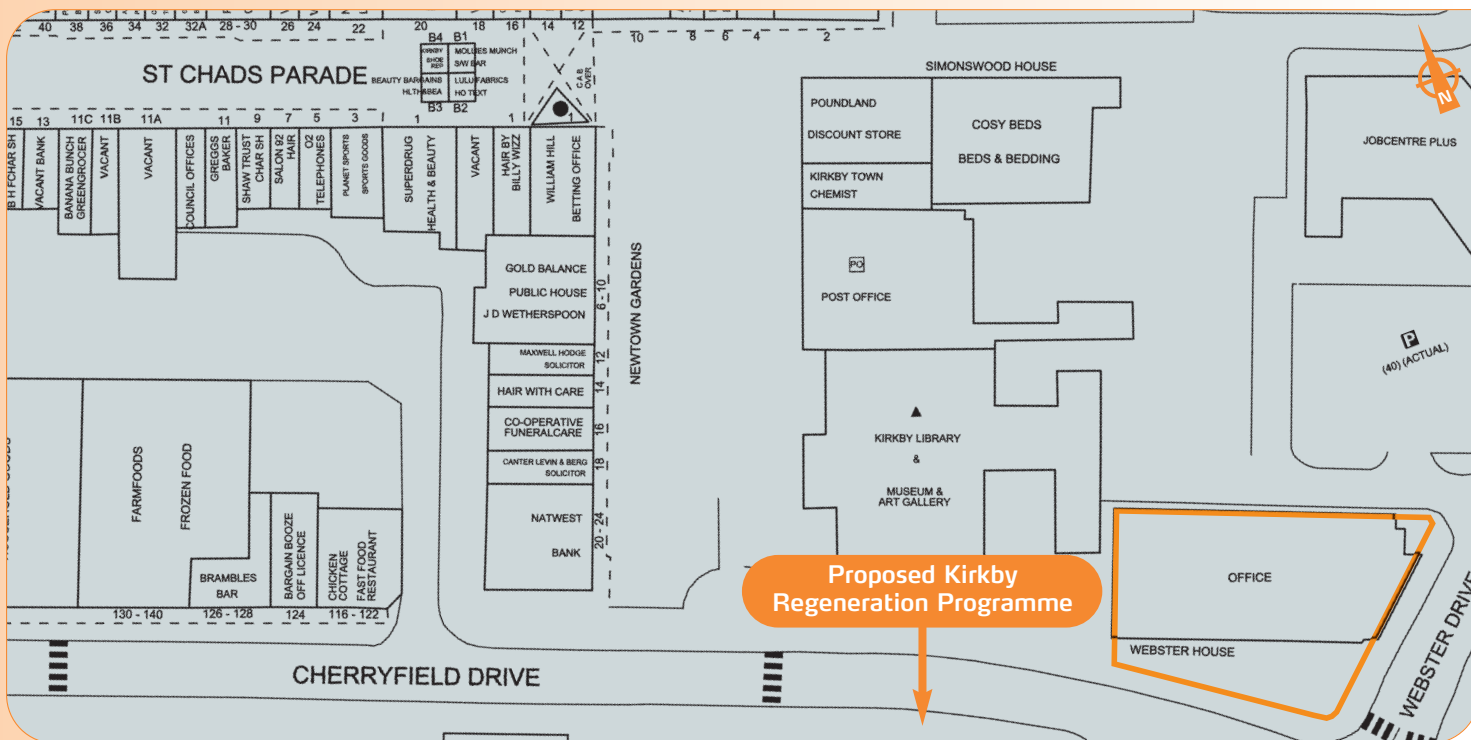
- Well located ½ mile from Junction 6 of the M57
- Close to the Newtown Gardens District Centre and occupiers including JD Wetherspoon, NatWest, TSB, Farmfoods, B&M Bargains and Kirkby Library/Museum



On the instructions of







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#### Location

**Miles:** 7 miles north-east of Liverpool City Centre  
30 miles west of Manchester  
**Roads:** A506, A580, M57 (Junction 6), M58 (Junction 1), M62 (Junction 6)  
**Rail:** Kirkby Railway Station  
**Air:** Liverpool John Lennon Airport

#### Situation

The property is situated in a prominent corner location on the north side of Cherryfield Drive at its junction with Webster Drive. The property benefits from being located ½ mile from Junction 6 of the M57. The property is close to the Newtown Gardens District Centre and occupiers including JD Wetherspoon, NatWest, TSB, Farmfoods, B&M Bargains and Kirby Library/Museum.

The property may further benefit from the proposed Kirkby Regeneration programme opposite the property.

#### Description

The property comprises a substantial office building with open plan office accommodation on the ground, first and second floors and benefits from a site area of 0.14 hectares (0.35 acres). The property benefits from a basement car park accommodating approximately 40 cars.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Basement	Car Park	–	–	<b>VACANT POSSESSION</b>
Ground	Office	820.00 sq m	(8,826 sq ft)	
First	Office	823.90 sq m	(8,868 sq ft)	
Second	Office	823.90 sq m	(8,868 sq ft)	
<b>Totals</b>		<b>2,467.80 sq m</b>	<b>(26,562 sq ft)</b>	

#### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



#### Seller's Solicitors:

**Nabarro LLP**  
1 South Quay, Victoria Quays, Sheffield S2 5SY.  
Tel: +44 (0)114 279 4000.  
Email: m.bramley@nabarro.com  
Ref: Mark Bramley.