



# To Let

## EXPRESSIONS OF INTEREST SOUGHT FOR: Unit 9 Liverpool Wholesale Market, Electric Avenue, Liverpool L11 0EN

### WHOLESALE OPPORTUNITY

Unit 9 Liverpool  
Wholesale Market

Seeking various  
warehouse uses.

Approximate site  
area: 125.33m<sup>2</sup>

6 November 2023



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### **DESCRIPTION/BACKGROUND:**

Liverpool City Council is asking for Expressions of Interests from individuals, existing businesses, new businesses and other organisations interested in taking a lease of the retail units for commercial use in Liverpool. In particular, it wishes to encourage local residents and businesses to the area to create a new wholesale offer within Liverpool Wholesale Market which is located on Electric Avenue in the Gillmoss area of North Liverpool.

The subject property forms one of twelve industrial units located within Liverpool Wholesale Market, which was newly built in 2017 and opened in 2018, the property is a middle industrial unit with access via both the front and rear of the property. The front elevation benefits from a display window and single door access whilst the rear elevation benefits from double roller shutter access, the unit also has a 3 phase electricity supply.

### **SITE DETAILS & LOCATION:**

The property is located on Electric Avenue which benefits from an excellent prominent position onto the East Lancashire Road (A580).

The unit is well placed approximately 1 mile from junction 4 of the M57 Motorway and approximately 6 miles from both Liverpool City Centre and Port of Liverpool

The unit has approximately 125.33 m<sup>2</sup> of space. Measurements and areas stated above may be approximate and purchasers should make their own accurate measurements.

Prospective tenants should seek specialist advice regarding surveys and valuation.

**GUIDE RENT:** £ 12,000 per annum

**SERVICE CHARGE:** There is a service charge which is applicable to the whole site, the current service charge for Unit 9 is £9,105.75 per annum and is subject to annual review.

### **TENURE:**

The City Council owns the freehold to the site and proposes a Ten year Full Repairing Insuring lease. Subject to contract and City Council approval. (Details to be agreed with the Council)

**RATES:** Please contact 0151 233 3008 for further information on business rates.

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## PLANNING:

Interested parties should also make themselves aware of relevant planning policy relating to changes of use for commercial property, including advice on the following link:-

[www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/](http://www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/)

The Planning Authority provide a pre-application service, details of which are on the attached link below. Any planning enquiries should be made through this process - [www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service](http://www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service)

## ADDITIONAL COSTS:

All lettings are subject to the payment of the City Councils surveyor's fees £3,000 and legal fees £1,000.

## CONSIDERATIONS:

The Council is seeking submissions from both individuals and businesses interested in various retail uses for this site. In particular it wished to explore approaches from:

- Individuals/Communities/Businesses interested in a variety of retail uses
- Submissions that provide new retail uses to the parade.
- Proposals from small businesses wishing to expand their business operations.

## FORMAL OFFERS & SUBMISSION PROCESS:

Formal written offers are sought from interested parties who are required to provide the following information;

- Full details of the individual/company
- Written details of your proposed use for the property
- A rental offer for the property
- Evidence of any previous business experience
- Your business plan for the next five years.
- Any other relevant information.

- 1) The Council is not bound to accept the lowest or any offer made;
- 2) The Council reserves the right to shortlist the submitted offers pending future negotiation;
- 3) Submissions should be made by email **ONLY** to the email address below;

**[Christine.owen@liverpool.gov.uk](mailto:Christine.owen@liverpool.gov.uk)**

Submissions should be made by 4pm on 31 December 2023 .



## FURTHER INFORMATION AND VIEWINGS:

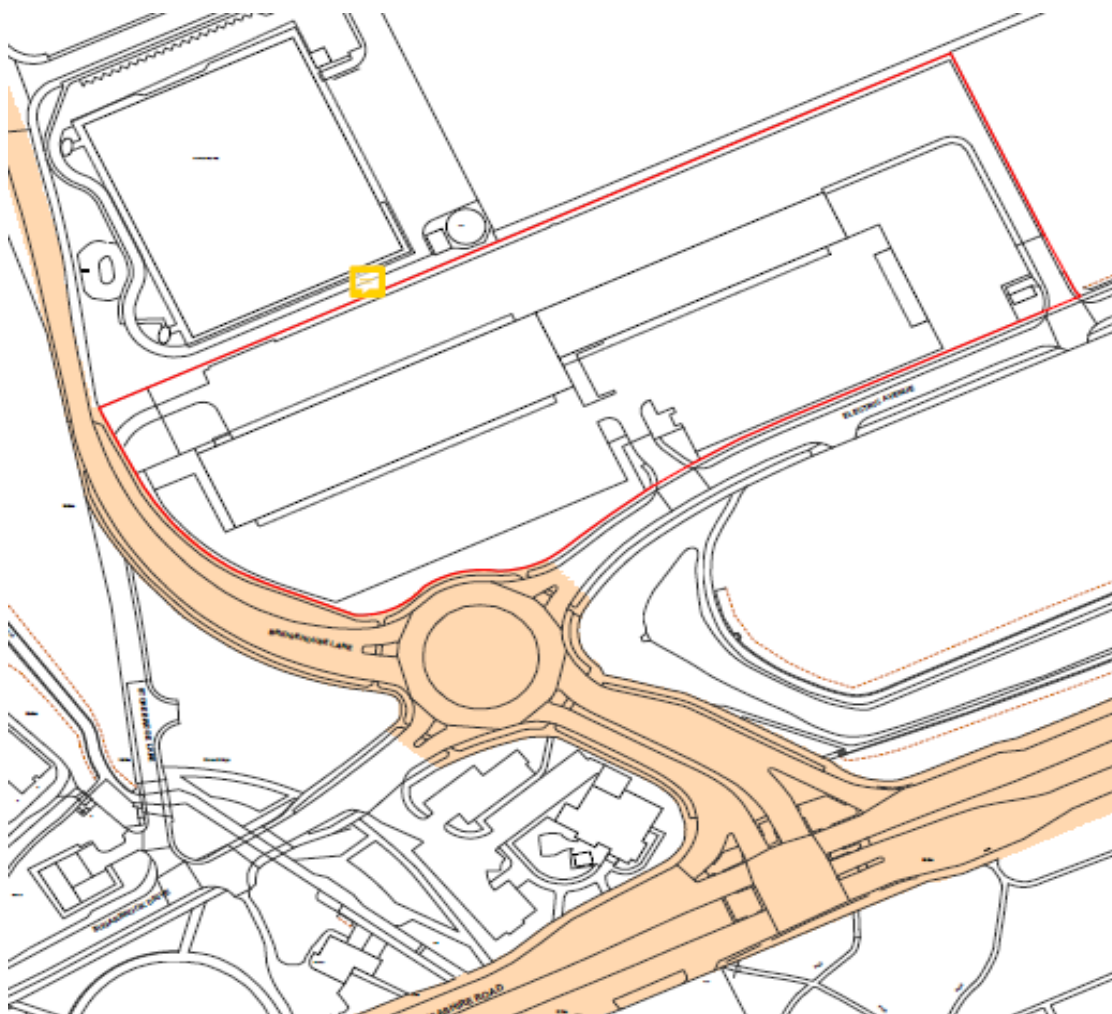
All enquiries and for further information please contact:

Email address: [christine.owen@liverpool.gov.uk](mailto:christine.owen@liverpool.gov.uk)

Telephone: 07305 271425

Liverpool City Council, Property and Asset Management Services, Cunard Building, Water Street, Liverpool, L3 1AH

## PLAN



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

*The information provided in this brochure has been provided in good faith and is considered to be correct at the time of publication (November 2023). Liverpool City Council ('LCC') has taken all reasonable precautions and has exercised all reasonable due diligence to ensure its accuracy. However, absolute accuracy cannot be guaranteed and must not be relied upon. All measurements, areas and boundaries are approximate and given for illustrative purposes only. Prospective purchasers must assure themselves, through their own investigations, that the information contained in these particulars is accurate and if there is any doubt to clarify it with LCC first. LCC, its agents and employees cannot be held responsible if the information in this brochure is subsequently relied upon by prospective purchasers who suffer loss as a result.*