

# Vacant land to the rear of Aldi site 0.44 acres

Upon the instructions of Aldi Stores Limited



To Norris Green & Croxteth

To West Derby & Dovecot

To Fazakerley & New Hall

**Lamb & Swift**  
Commercial Property

- Scheme is anchored by Aldi Foodstore
- 6,845 vehicles passing the site per day (Source: Highways England)
- Available for Sale
- Development opportunity
- Suitable for several alternative uses subject to planning permission
- Offers invited

Lorenzo Drive  
Norris Green, L11 1BE

The subject site occupies an extremely prominent position off Lorenzo Drive neighbouring an Aldi Foodstore, Subway, Iceland & Home Bargains alongside other retail and food offers.

The site benefits from excellent links to East Lancs Road (A580) and Liverpool's circular main arterial route, Queens Drive.

Access to the site is via Broad Lane.

To West Derby & Dovecot



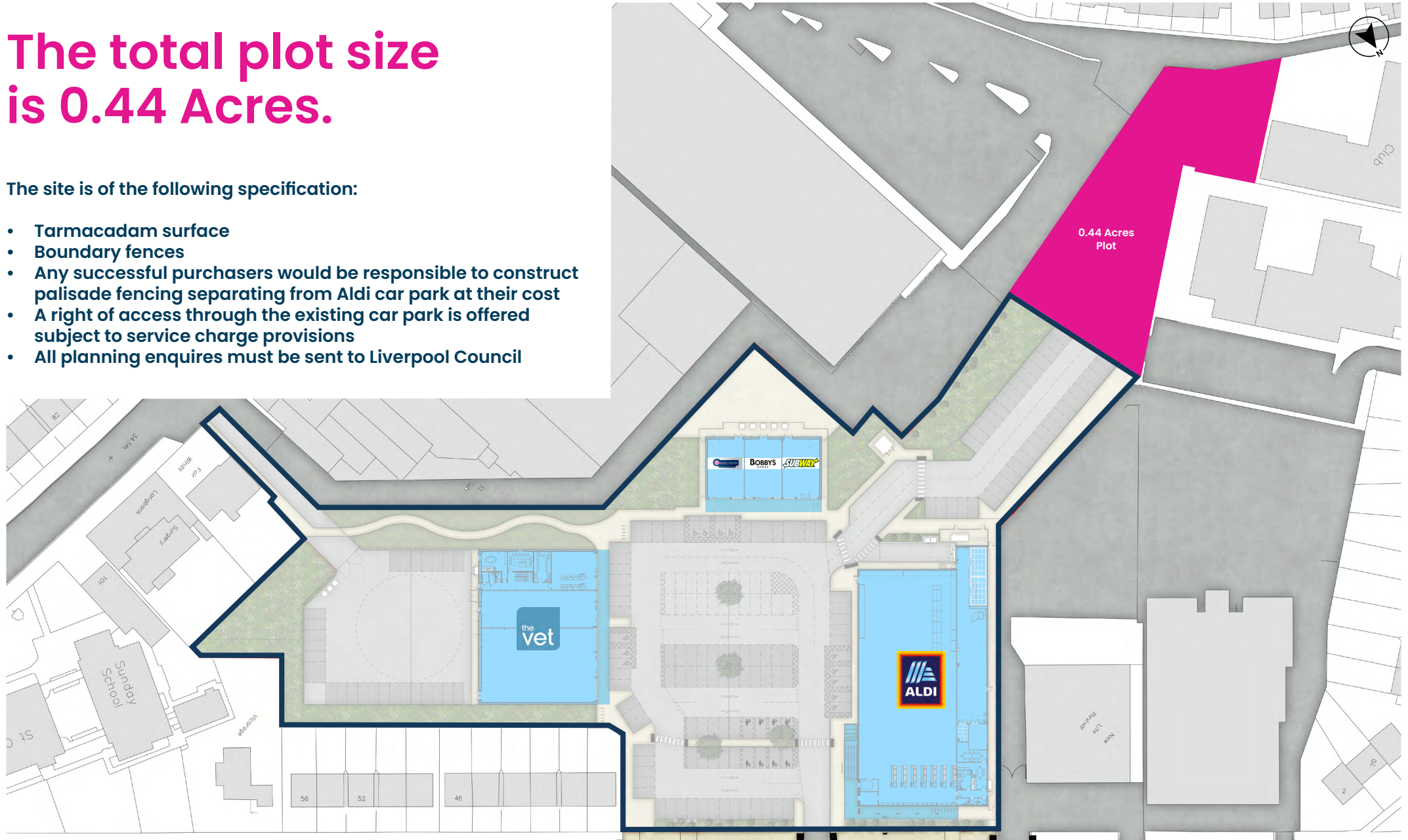
To Fazakerley & New Hall

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# The total plot size is 0.44 Acres.

The site is of the following specification:

- Tarmacadam surface
- Boundary fences
- Any successful purchasers would be responsible to construct palisade fencing separating from Aldi car park at their cost
- A right of access through the existing car park is offered subject to service charge provisions
- All planning enquires must be sent to Liverpool Council



Not To Scale – For Identification Purposes Only

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## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas: 0.44 acres / 19,166 sqft GIA.

## SERVICES

It is assumed that all mains' services will be available within the vicinity but checks should be made by any purchasers.

## VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

## BUSINESS RATES

The business rates are to be assessed by the Valuation Office Agency and applicants should make their own enquires.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

## PRICE

Offers invited for the Long Leasehold.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Details prepared August 2023. Produced by Vector Design Concepts 01924 332 056.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## CONTACT

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