

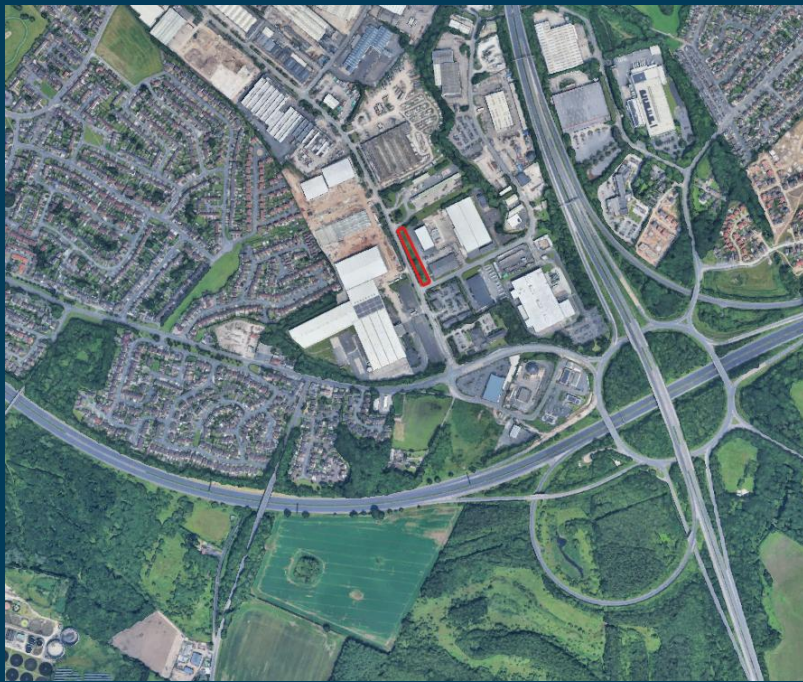
TO LET/MAY SELL

Lamb & Swift
Commercial Property

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COMMERCIAL LAND

0.206 hectares (0.51 acres)



**COMMERCIAL LAND
OFF WILSON ROAD
HUYTON
LIVERPOOL
L36 6JF**

£60,000
per annum

- Commercial land in established area
- Available as a whole, also potential to split and occupy part
- Prominent Frontage to Wilson Road providing prime advertising opportunity
- Direct access off Wilson Road
- 0.206 hectares / 0.51 acres
- Development potential (STP)
- £60,000 per annum



LOCATION

This plot of commercial land occupies a prominent location alongside Wilson Road, at its junction with Stretton Way. Wilson Road is considered the principal thoroughfare through one of Merseyside's best-established trade and industrial locations. The local area is home to many national trade counters and industrial operators, with occupiers in the locality including Screwfix, Toolstation, Howdens, Travis Perkins, Dulux, Halewood International, Parcellforce and Wolseley Plumb & Parts..

Connectivity is exceptional as the site is just off the M57 (J1)/M62 (J6) Huyton Interchange, with Liverpool city centre around 6 miles away and three surrounding motorway junctions putting the wider North West within easy reach. Huyton railway station (up to 8 trains an hour to Liverpool, Manchester and Wigan) and the adjacent bus station add strong public transport links for potential staff and customers alike.

With Knowsley's population and employment both growing, and a dense surrounding base of trade and industrial occupiers, this is a high-visibility opportunity in a proven commercial corridor.

DESCRIPTION

The site extends to approximately 0.206 hectares (0.51 acres) and currently comprises unmade, grassed land fronting Wilson Road, positioned to the front of Huyton Business Park.

The plot offers scope for surfacing and fencing with direct access off Wilson Road, subject to negotiation and terms, and would suit a range of end uses including open storage, vehicle storage, parking, container storage or other commercial applications, subject to the appropriate planning consent being obtained. Given its position within an established trade and industrial location, the site also holds longer-term potential for redevelopment or a bespoke build scheme, again subject to planning.

The plot therefore presents a flexible opportunity for occupiers or investors seeking either an immediate, low-cost operational solution or a longer-term development proposition in a well-connected and proven commercial location.

SITE AREA

The site area is 0.206 hectares (0.51 acres)

SERVICES

There are no mains services currently connected to the site.

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed (minimum 3 years).

£60,000 per annum

Our client may consider a sale, though there is no asking price and offers are invited for consideration.

VAT

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

BUSINESS RATES

There is no current Business Rates listing for the site. Rates to be assessed by the Valuation Office Agency upon occupation.

The Standard Uniform Business Rate for land for the 2026/2027 Financial Year is 50.8 pence in the £, or 48.0 pence in the £ for qualifying small businesses.

EPC

There is no requirement for an EPC as there are no buildings on the site.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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