



Proposed fuel station site, not built, subject to planning - Indicative visual only

Proposed Fuel Station Site

Innovation Boulevard, Wavertree Road, Liverpool, L7 5LZ

**Proposed Fuel Station
opportunity with outline
planning**

0.70 Acres
(0.28 Hectares)

- Outline planning received subject to s.106
- Offer submitted on the adjacent site for coffee drive thru use
- On average 19,000 vehicles travel along Wavertree Rd a day

Proposed Fuel Station Site, Innovation Boulevard, Wavertree Road, Liverpool, L7 5LZ

Summary

Available Size	0.70 Acres
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The existing site is undeveloped but now cleared. The site is secured by perimeter steel palisade fencing and vehicle access obtained off Innovation Boulevard, via the steel security gates. Proposed fuel station site available either by way of a ground lease or subject to covenant a design & build traditional leasehold basis. The site to the east will be developed out as a Coffee Drive Thru with parking.

Location

The subject site is situated on undeveloped land between Innovation Boulevard, Wavertree Road and National Rail land. The site is located within the district of Wavertree, approximately 2.5 miles to the eastern edge of Liverpool City Centre. The immediate surrounding area is predominantly industrial in nature comprising a number of commercial units and in close proximity to Wavertree Technology Park. Opposite the site is public parkland, with a Retail Park situated immediately west of the Wavertree Road/Innovation Boulevard junction comprising a number of national occupiers such as Matalan, Iceland and Home Bargains. Edge lane one of the most busiest roads into Liverpool is located just to the north of this site.

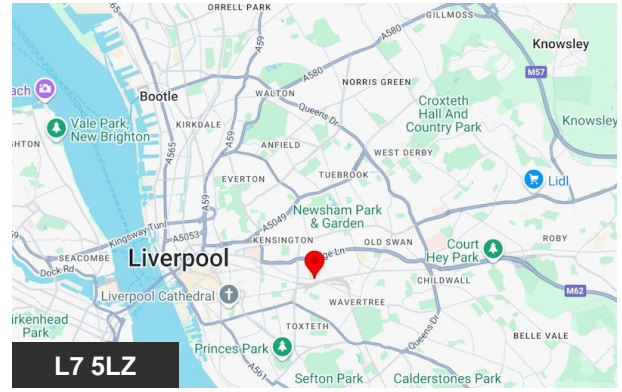
Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground - Fuel Station	0.70 Acres	Available

Planning

The site has an in principle outline planning application pending subject to a s.106 being agreed, to erect a petrol filling station and coffee shop drive thru under application number 200/2720. Further details available upon request.



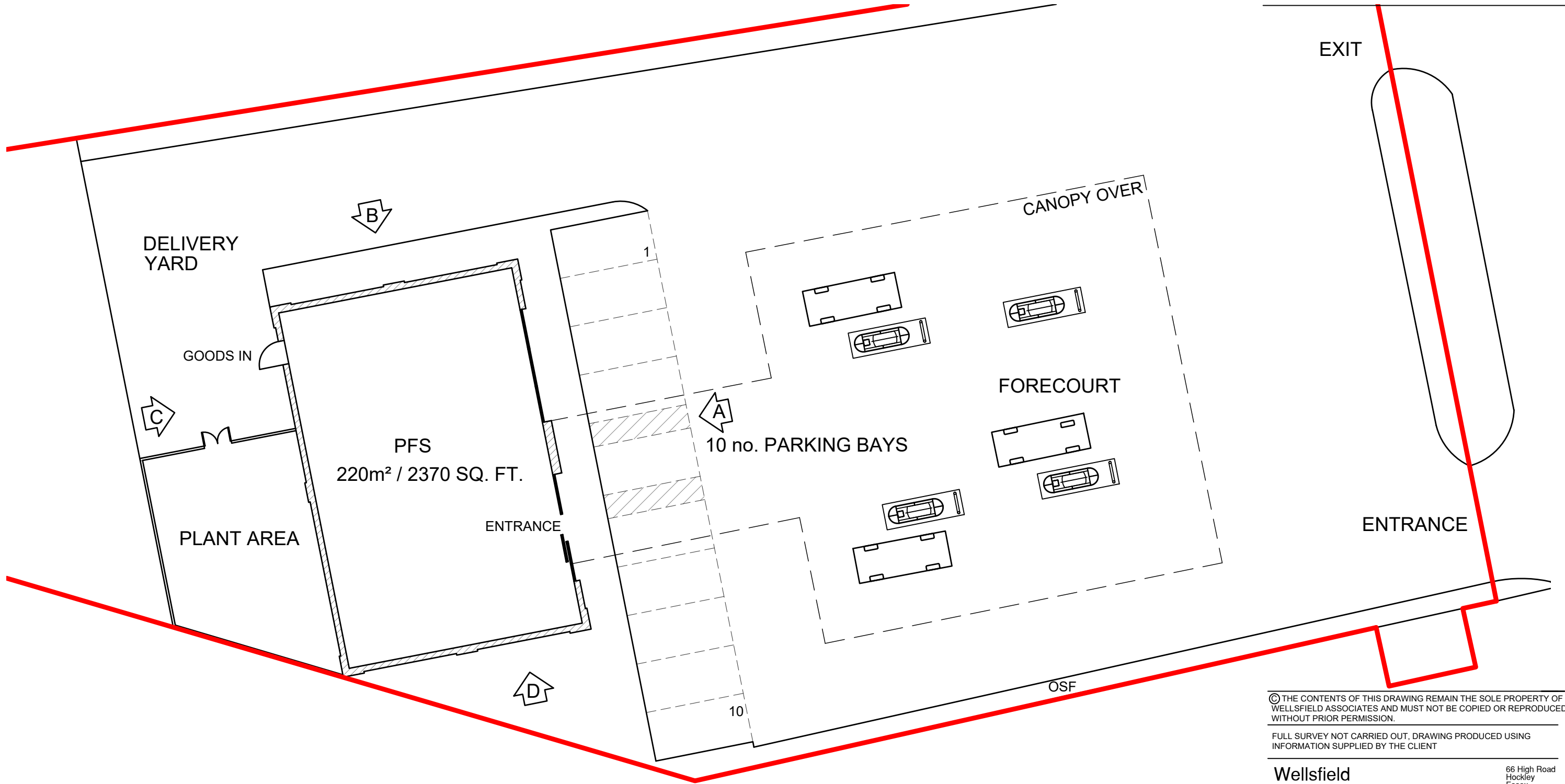
Viewing & Further Information



Adam Mobley

07587 133540

amobley@wsbproperty.co.uk



© THE CONTENTS OF THIS DRAWING REMAIN THE SOLE PROPERTY OF WELLSFIELD ASSOCIATES AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR PERMISSION.

FULL SURVEY NOT CARRIED OUT, DRAWING PRODUCED USING INFORMATION SUPPLIED BY THE CLIENT

Wellsfield Associates

66 High Road
Hockley
Essex
SS5 4TA

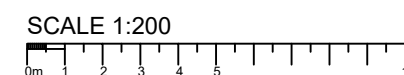
project
WAVERTREE
TECHNOLOGY PARK
LIVERPOOL
L7 9PF

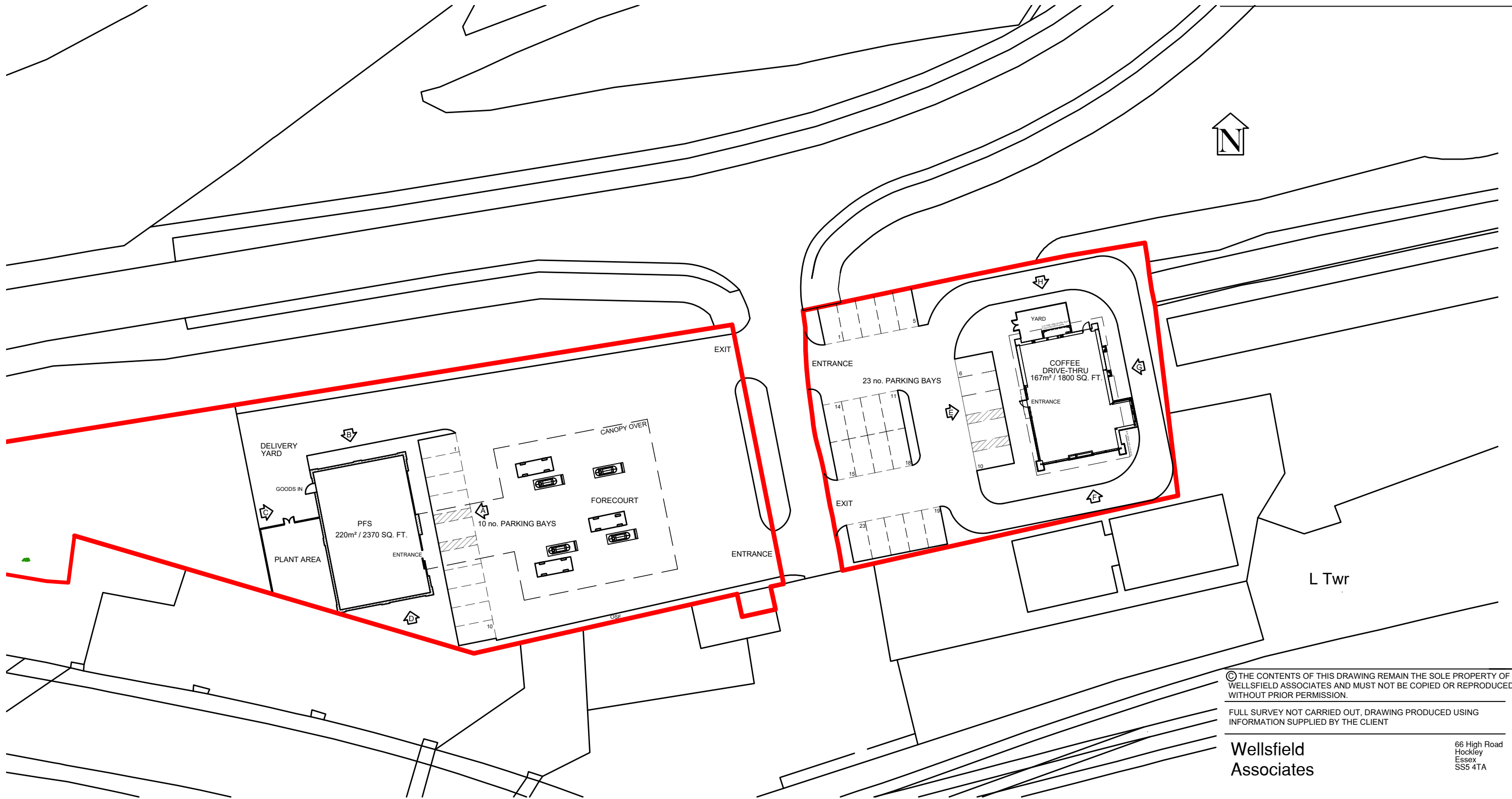
PROPOSED SITE PLAN (PFS)

date JULY 20 drawn MCK

scale 1:200 @ A3 drg no. 3568-04

PROPOSED SITE PLAN (PFS) @ 1:200





PROPOSED SITE PLAN @ 1:500

© THE CONTENTS OF THIS DRAWING REMAIN THE SOLE PROPERTY OF WELLSFIELD ASSOCIATES AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR PERMISSION.

FULL SURVEY NOT CARRIED OUT, DRAWING PRODUCED USING INFORMATION SUPPLIED BY THE CLIENT

Wellsfield Associates

66 High Road
Hockley
Essex
SS5 4TA

project
WAVERTREE
TECHNOLOGY PARK
LIVERPOOL
L7 9PF

PROPOSED SITE PLAN

date JULY 20 drawn MCK

scale 1:500 @ A3 drg no. 3568-03

SCALE 1:500



