

NEW RETAIL DEVELOPMENT TO LET

221 STANLEY ROAD, BOOTLE

COSTA COFFEE
TO OCCUPY
2,000 SQFT approx



SITUATION AND DESCRIPTION

Located on the west side of Stanley Road between its junction with Merton Road and Merton Grove the property is located between the Government offices, HSBC Bank, Weatherspoons, Hugh Baird College, Magistrates Courts and the popular retail location of Strand Shopping Centre.

The former wine bar and restaurant is to be redeveloped to create new retail accommodation in the form of either two or three units. The first unit is to be occupied by Costa Coffee leaving approximately 2,500 sq ft of the ground floor available to let.

ACCOMMODATION

A regular unit in shell condition will be created having a gross internal floor area of 232.25 sq m (2,500 sq ft) approximately. Alternatively consideration will be given to creating two units, further information upon application.

LEASE

A new lease will be available granted on internal repairing and fully recoverable terms for a period of 15 years.

RENT

£27,500 per annum exclusive subject to five yearly upward only rent review provisions of the lease.

BUSINESS RATES

The premises being created will have to be reassessed for business rates and all applicants should make enquiries with Sefton Borough Council.

EPC

An EPC will be available on completion of the development works.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction and any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB.

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Subject to Contract

Details Prepared AUGUST 2010



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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