

PRIME RETAIL UNIT TO LET

284 STANLEY ROAD

BOOTLE



LOCATION

The property is centrally located within the prime retail centre of Bootle directly opposite the principle entrance to The Strand Shopping Centre and next door to Macdonalds. The majority of regional and national High Street retailers are located within the immediate area in particular Natwest Bank, Gamestation, Pound World and Shoe Market. The property benefits from its High Street location but also its proximity to The Strand Shopping Centre and car park facilities.

Bootle as a centre serves the surrounding South Sefton/North Liverpool populations and has a administrative and education centre in its own right population is boosted on a daily basis.

DESCRIPTION

Located on the east side of Stanley Road, adjacent to The Strand Shopping Centre the property is of modern construction under a tile covered pitched roof arranged at ground and first floor with servicing at the rear.

ACCOMMODATION

Ground Floor Sales	72 sq m	(775 sq ft) approx
First Floor comprising: Offices/Storage/Kitchen Staff Accommodation	57 sq m	(614 sqft) approx

The accommodation is well configured and fitted out to a high standard including air conditioning and gas fired central heating through water filled radiators.

LEASE

The premises are available by way of new lease for a period of 15 years drafted on full repairing and insuring terms.

RENT

£28,500 per annum exclusive subject to the 5 yearly upward rent review provisions of the lease.

BUSINESS RATES

For information on terms please visit the valuation office website. We are advised that the premises have been assessed with effect from 01/04/2010 as follows:

Rateable value £19,500.

EPC

A EPC Certificate has been requested further information is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of any documentation 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 John Barker or Matt Kerrigan , Hitchcock Wright & Partners. Ref: JCB/MRK.

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Subject to Contract

Details Prepared JULY 2011

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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