

WORCESTER ROAD
BOOTLE
L20 9AE



LAND FOR SALE

POTENTIAL DEVELOPMENT OPPORTUNITY
SUBJECT TO PLANNING
APPROXIMATELY 0.25 ACRES

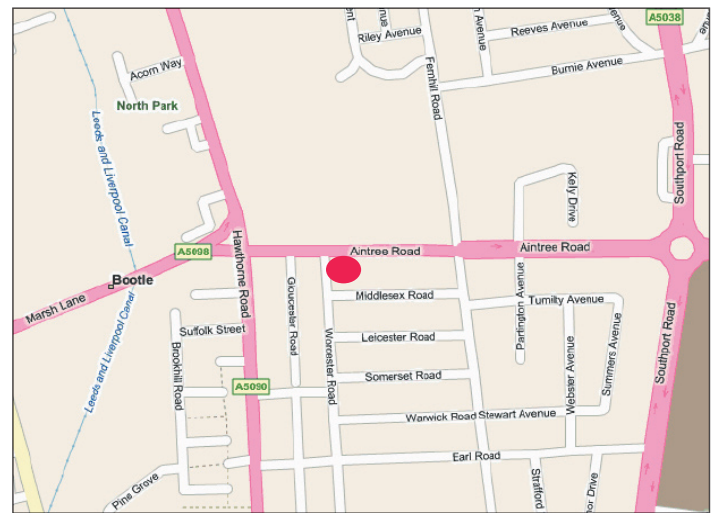
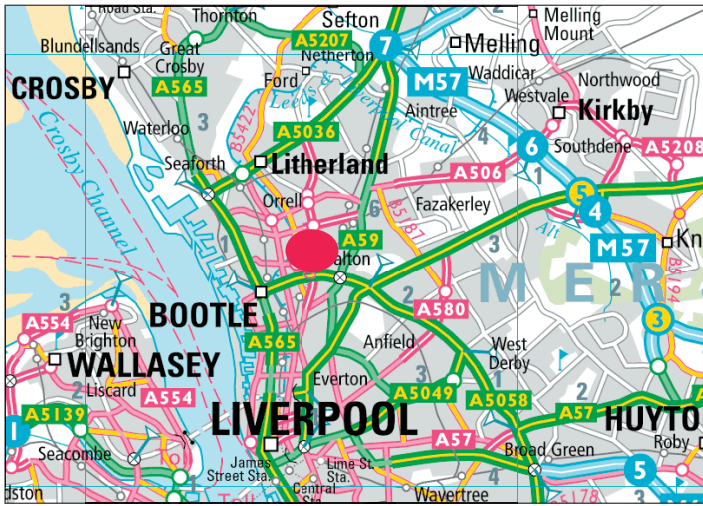
CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners

0151 227 3400

www.hitchcockwright.co.uk

WORCESTER ROAD, BOOTLE, L20 9AE



LOCATION

The land is situated on Worcester Road, close to its junction with Aintree Road in Bootle, approximately 3 miles north of Liverpool City Centre. Aintree Road is located off Hawthorne Road, the A5090, a major arterial route leading north from Liverpool City Centre and connecting to Dunningbridge Road (A5036) which leads to Switch Island and the M57/M58 Motorways.

DESCRIPTION

The site is approximately 0.25 acres and is currently used as open storage.

TENURE

We understand the property is freehold.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sefton Council on 0845 140 0845.

VAT

All prices quoted are exclusive of but may be subject to VAT.

PRICE

The site is available to purchase with offers sought in the region of £75,000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop,

Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: nickharrop@hwandp.co.uk

Alternatively you can contact our joint agent Tony Reed at Keppie

Massie on 0151 225 0755.

Details Prepared FEBRUARY 2011

Subject to Contract

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.

www.hitchcockwright.co.uk

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk