BRIDLE WAY BOOTLE MERSEYSIDE, L30 4UJ



FOR SALE FREEHOLD COMMERCIAL GROUND RENT INVESTMENT

Hitchcock Wright Partners

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www.hitchcockwright.co.uk

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LEASE DETAILS

The principal lease terms are:

Tenant: Lockwoods Developments Limited (Company No. 00973064)

Term: 125 years from December 2020

Initial Rent: £22,516.72

Review: CPI linked every 12 months. Upward only

Demise: Land and all alterations and additions

Repair: To keep the property in good and substantial

repair, with repairing obligations limited by reference to a schedule of condition.

Decoration: Externally every three years and in the last

three months of the term. Internally in the

last year of the term.

Use: B1, B2 or B8

Alienation: Assignment or subletting permitted, subject to various

conditions.

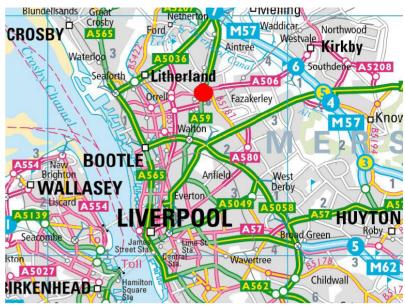
Yield Up: In good and substantial repair and condition.

DESCRIPTION

The property lies in an established industrial and office location on Bridle Way to the south of the A5036, with the A5038 to the West and the A59 to the east. Bridle Way is located off Bridle Road, which links the A5038 Netherton Way with Park Lane, which joins the A59 Ormskirk Road.

The property is located approximately five miles to the north of Liverpool City Centre and approximately two miles to the south of the M57 and M58 motorways at Switch Island. The area immediately surrounding the premises comprises a mixture of manufacturing and warehousing property. Aintree Merseyrail Station on the Liverpool to Ormskirk line and Aintree Racecourse Retail and Business Park are both located in close proximity to the property.

The property comprises a three-storey office building with parking to the front, a separate timber frame office in a yard to the rear, and a separate industrial complex at the rear with independent access and a terrace of seven light industrial units in a large yard.



Until recently the office element was occupied and the units at the rear are let to a number of local business. The office building is now largely vacant and the leaseholder is seeking a new tenant. The Rateable Value of the office building is £26,250.

The office building extends to approximately 4,445 square feet, the separate timber frame building is approximately 1,054 square feet and the light industrial units are approximately 2,017 square feet each. The rental income from the industrial units os £53,500 per annum and two are vacant.

The site extends to approximately 1.47 acres.

TENURE

Freehold. Title No. MS561821.

PRICE

Available upon request.

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

LEGAL COSTS

Each party to be responsible for its own legal costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400 / 07887951043
Email: nickharrop@hwandp.co.uk
Details Prepared September 2021

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.

