

BRIDLE WAY  
BOOTLE  
MERSEYSIDE, L30 4UJ



# FOR SALE FREEHOLD COMMERCIAL GROUND RENT INVESTMENT

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

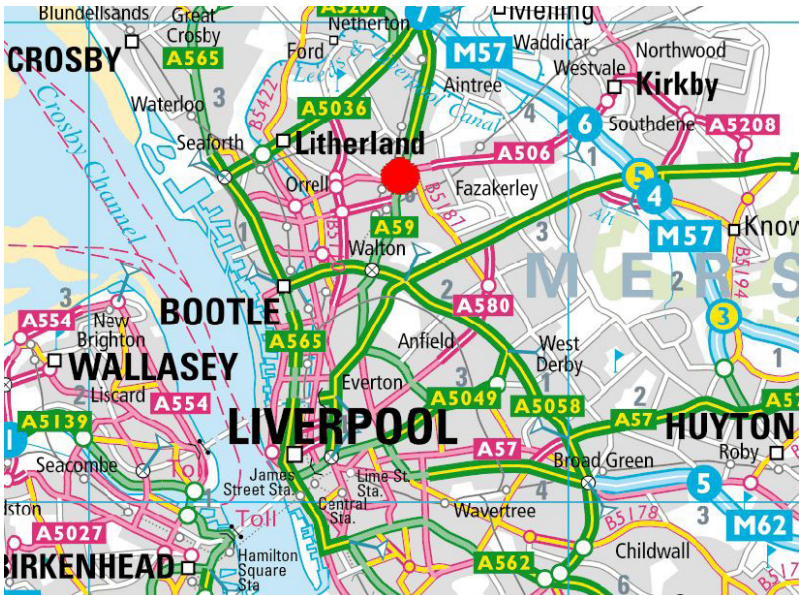
**Hitchcock & Wright**  
CHARTERED SURVEYORS **Partners**  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

The principal lease terms are:

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 Netherpton 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.



For viewing and further information please contact Nick Harrop, Hitchcock  
Wright & Partners.  
Tel: 0151 227 3400 / 07887951043  
Email: [nickharrop@hwdp.co.uk](mailto:nickharrop@hwdp.co.uk)  
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