

# TO LET

TRADE COUNTER/WAREHOUSE ACCOMMODATION  
HIGHLY PROMINENT POSITION FRONTING DERBY ROAD  
ENCLOSED REAR YARD AND PARKING AREA  
3,583 SQ.FT. (332.9 SQ.M.)

**Hitchcock & Wright**  
CHARTERED SURVEYORS **Partners**

Rent Available Upon Request



## 120 DERBY ROAD, BOOTLE, LIVERPOOL L20 1BP

### LOCATION

The subject premises are located at the highly prominent position overlooking Derby Road (A565), one of the main arterial routes leading into Liverpool city centre, which is located approximately 3 miles to the south.

The A565 links with the A5036 which leads to the Switch Island junctions of the M57 and M58 Motorways approximately 4 miles to the north.

The area is popular with many local and national trade operators including Screwfix, Travis Perkins and Speedy Hire.

### DESCRIPTION

The subject premises comprises a modern self contained trade counter unit of steel portal framed construction with lower brick and blockwork elevations and insulated steel profiled cladding to the eaves and roof.

Access to the unit is available from the rear of the property via a double glazed pedestrian door and two electrically operated loading doors to a self-contained concrete surfaced yard and parking.

The property comprises from a warehouse with a minimum eaves height of 5.6m, office accommodation, a showroom, W.C.s and a kitchen.

Externally the site is bounded by steel palisade fencing providing extensive on site parking and loading areas.

### ACCOMMODATION

Measured on a gross internal area basis the building extends to:-

|              |                   |                     |
|--------------|-------------------|---------------------|
| Ground Floor | 3,583 square feet | 332.9 square metres |
|--------------|-------------------|---------------------|

### TENURE

The property is available by way of a new full repairing and insuring lease.

### RENT

Available upon request.

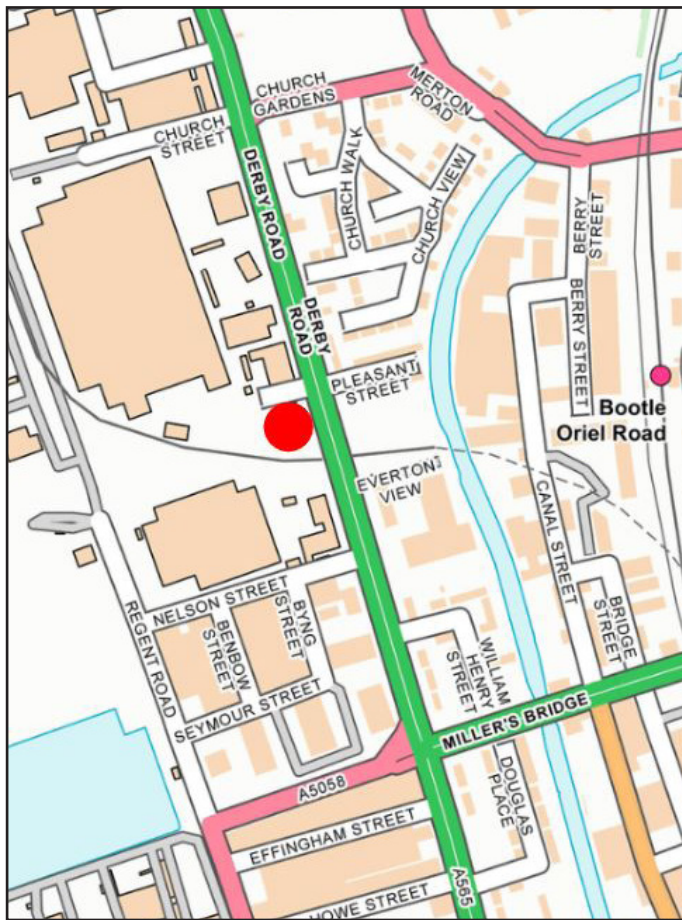
### EPC RATING

Available upon request.

### VAT

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

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### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### 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 of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
 E-mail: [nickharrop@hwardp.co.uk](mailto:nickharrop@hwardp.co.uk)

Subject to Contract

Details prepared July 2026

