

FOR SALE

Commercial Investment

0.84 ACRES (0.34 HECTARES)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Price upon Application



LAND AT HAWTHORNE ROAD, BOOTLE, LIVERPOOL L20 6JJ

LOCATION

The property is located on the east side of Hawthorne Road at its junction with Linacre Lane, Bootle, approximately 1 mile from Bootle Town Centre and 2 miles from the Port of Liverpool Deep Sea Terminal. Switch Island, a multi-road junction which serves as the busy convergence point for the M57 and M58 motorways, the A59 trunk road, the A5036 heading to the Port of Liverpool, and the A5758 bypass is located 2 miles away. The immediate area is predominantly residential with some commercial uses along Hawthorne Road.

DESCRIPTION

The property is a regular shaped, flat parcel of land currently used for a container storage business. Access is off Hawthorne Road. The site is bounded by Linacre Lane to the north, commercial business to the south, the Leeds and Liverpool Canal to the west and Hawthorne Road to the east.

SITE AREA

The site extends to approximately 0.84 acres (0.34 hectares).

TENURE

Freehold. Title No. MS718146

LEASE TERMS

Tenant	ST 4 MCR Ltd Company no. 16816403
Rent:	£55,000 per annum
Term	25 years from 01/01/2026
Tenant's Break Option	01/01/2036
Use	Storage with B8 of the Town and Country Planning (Use Classes) Order 1987
Rent Reviews	Every five years to open market rental value

The lease is excluded from S24 to S28 of the Landlord and Tenant Act 1954.

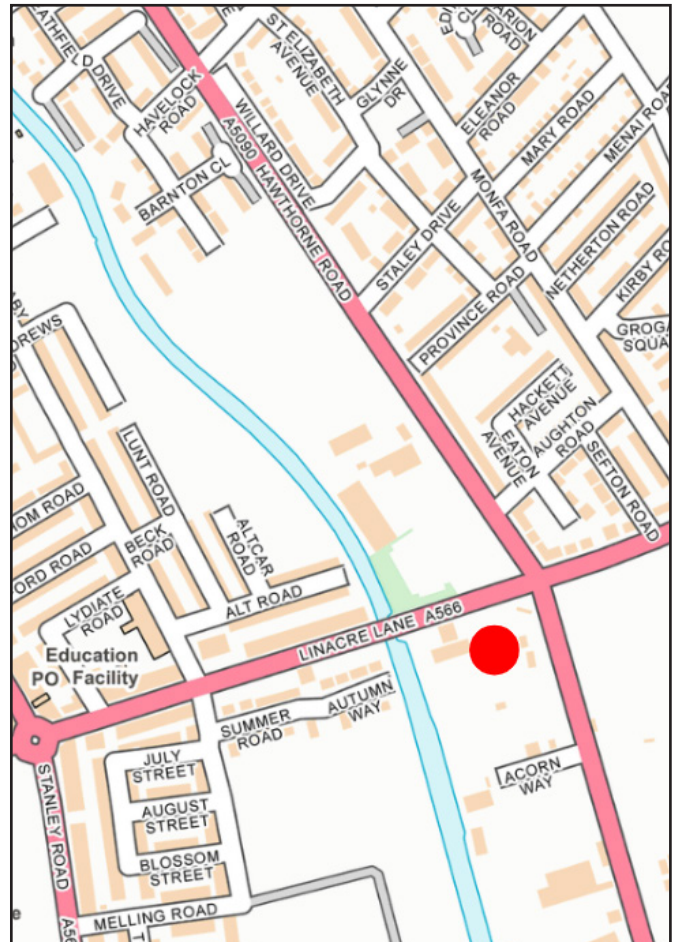
PRICE

Available upon application.

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@hwandp.co.uk

Subject to Contract

Details prepared August 2026

