

TO LET LAND & BUILDING

£45,000 per annum



ORRELL MOUNT, BOOTLE, LIVERPOOL, MERSEYSIDE L20 6NS

LOCATION

The property is situated at Orrell Mount, Bootle, approximately 4.5 miles north of Liverpool city centre and less than 2 miles from the Liverpool Docks. The surrounding area is established for commercial and operational uses, with nearby occupiers including distribution, logistics, and vehicle-based businesses. The site benefits from excellent road connectivity, with direct access to the A59 (Rice Lane/Ormskirk Road), linking to Switch Island, the M57 and M58 motorways.

DESCRIPTION

The property comprises a detached single-storey building of brick construction with a dual-pitch roof and parapet, within a self-contained site extending to approximately 0.3 acres.

The accommodation provides versatile space suitable for a range of uses (subject to planning). Internally, the property provides open plan accommodation, with a kitchen, WCs and storerooms, while externally it provides a substantial surfaced yard area. Key features include:

- Height of 3.1m to the Eaves / 3.9m to the Apex.
- Multiple Loading Doors.

- Pedestrian Access Points.
- 3-Phase Power Supply.
- Concrete Flooring.
- Palisade Fencing.
- Secure Gated Access.
- Secure Access Car Parking.

The site's layout provides flexibility for occupiers requiring internal accommodation and a sizable external space.

SITE AREA

Measured using an Ordnance Survey plan, the sites extend to approximately 0.3 acres (0.12 hectares) approximately.

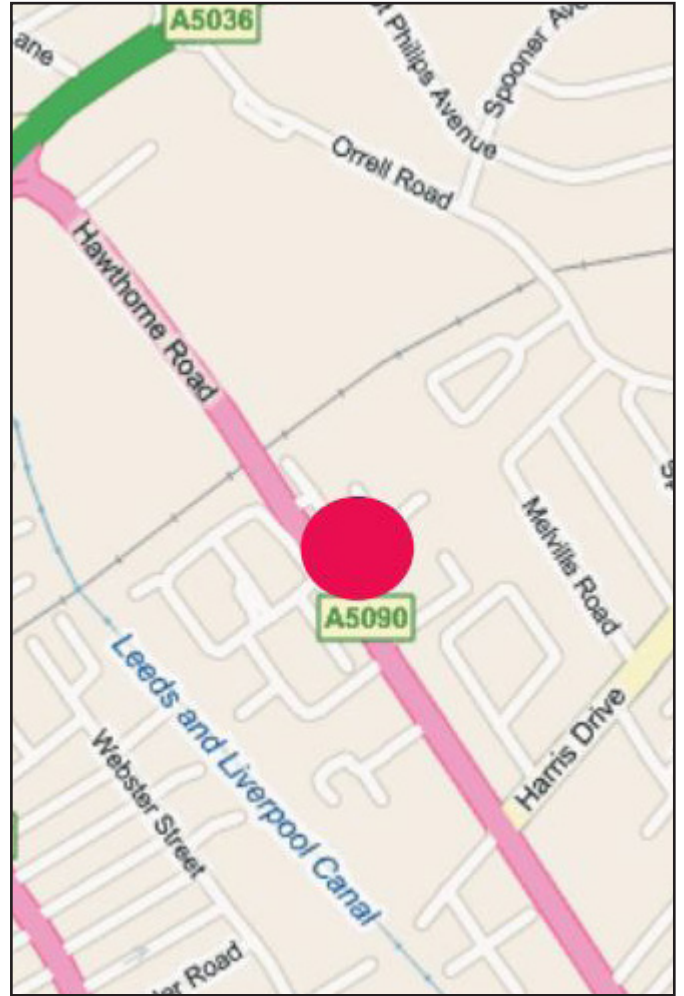
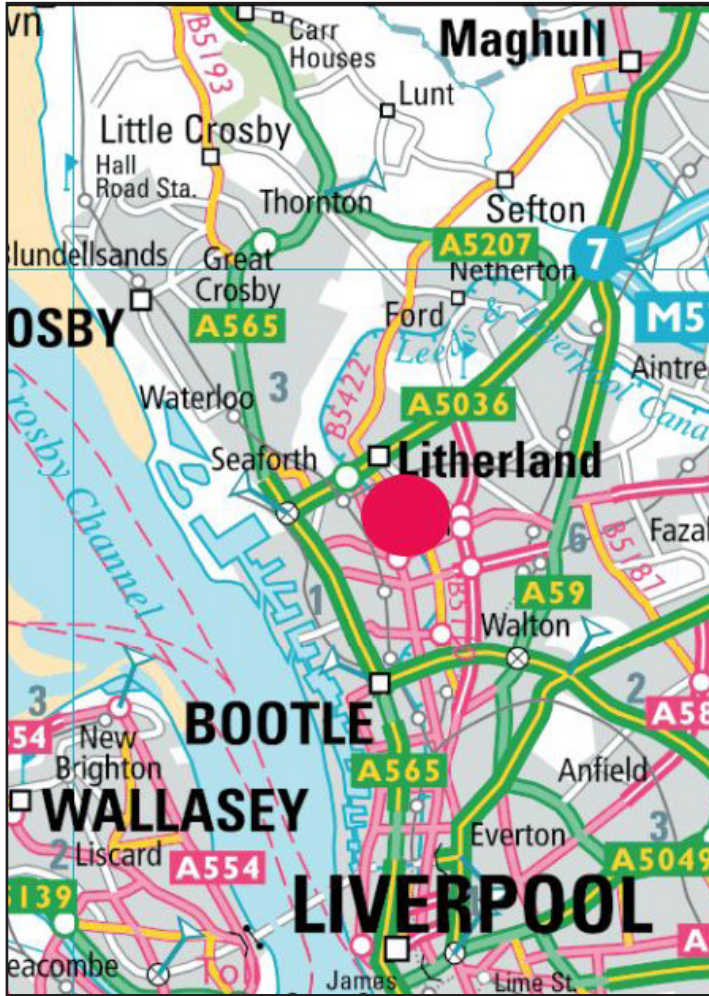
RENT

£45,000 per annum.

TERMS

Available to rent on a flexible basis. Further details available upon request.

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PLANNING

Interested parties should make their own enquiries with Liverpool City Council regarding proposed uses or development potential.

BUSINESS RATES

We understand the property has a rateable value of £22,750, although interested parties are advised to make their own enquiries with Sefton Council.

LEGAL COSTS

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

and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

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 Brian Ricketts, Nick Harrop or Sam Pearce of Hitchcock Wright & Partners.

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Subject to Contract

Details prepared September 2025

