

FOR SALE

- Warehouse / Workshop with Offices
- Parking for up to 10 Cars
- 19,656 sq.ft. (1,826 sq.m.)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

Price Available on Application



Unit 2 Regent Works, Seaview Road, Bootle L20 4DU

LOCATION

The property is located on Seaview Road at its junction with Globe Road in Bootle. Seaview Road provides direct access to the A565 Rimrose Road, a major arterial route linking Liverpool City Centre with North Liverpool. The subject premises are located in an area of mixed commercial and residential uses. Bootle Town Centre is located a short distance from the property providing amenities and public transport.

DESCRIPTION

This property comprises a two storey brick built warehouse/workshop building. Access to the ground floor workshop is from Globe Street via a roller shutter door with pedestrian access from Seaview Road. The premises provide workshop / storage and office accommodation and benefit from a goods lift. Parking is available in an adjacent gated car park for up to 10 cars. The large flat roof is ideally suited for a solar power development.

ACCOMMODATION

Measured on a gross internal area basis, the property extends to approximately:-

Ground Floor	9,828 sq.ft.	913.0 sq.m.
First Floor	9,828 sq.ft.	913.0 sq.m.
Total	19,656 sq.ft.	1,826 sq.m.

TENURE

Freehold. Title No. MS263707

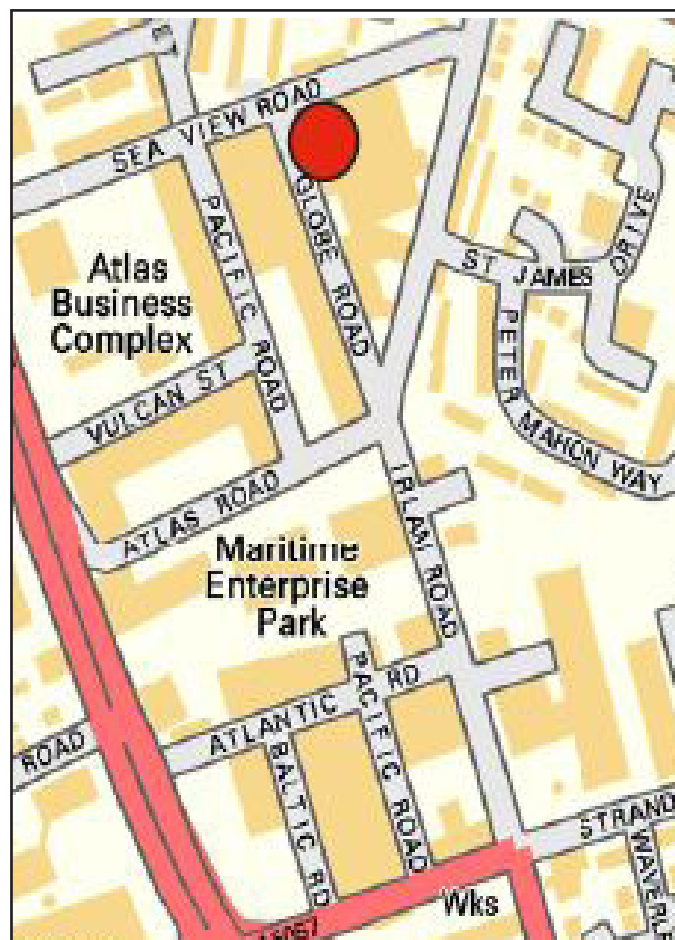
PRICE

Available upon Application.

BUSINESS RATES

The property has been assessed as having a Rateable Value of £43,250. Interested parties are advised to make their own enquiries with Sefton Council Business Rates Department on 0151 922 4040.

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EPC

Certificate No. 4458-8954-3620-4070-6311
Energy Rating: 90 D

VAT

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

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/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 June 2026

