

**TO LET**

**FULLY SERVICED / INCLUSIVE  
RENT  
TASTEFULLY REFURBISHED  
OFFICES**

**A Fine Victorian  
Semi-Detached Property  
With Rear Parking**

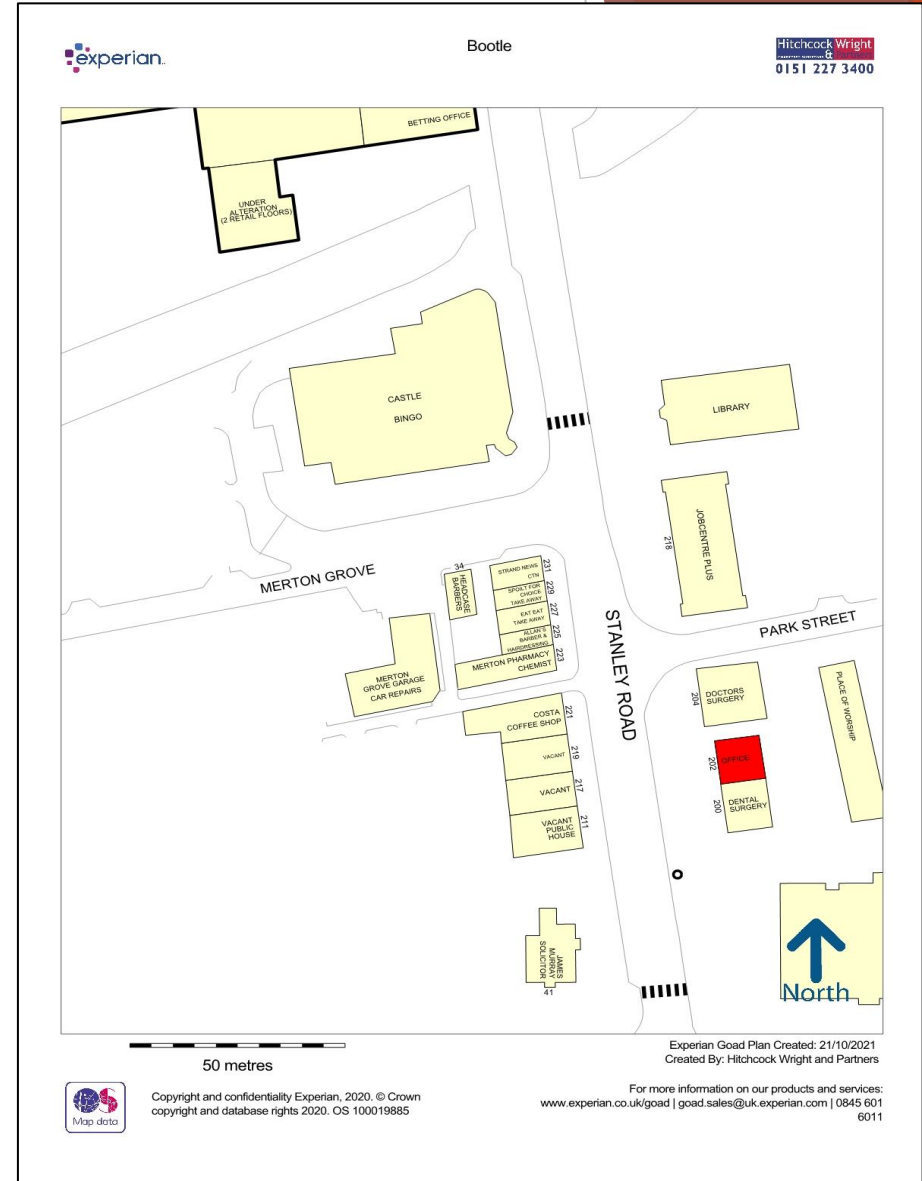
**202 STANLEY ROAD,  
BOOTLE, L20 3EN  
536 SQ.FT. (49.79 SQ.M)**





## FLOOR AREAS

Ground Floor	536sqft	49.79sqm
--------------	---------	----------



experian.

Bootle

Hitchcock Wright  
0151 227 3400



## LOCATION AND DESCRIPTION

The property is situated in a highly prominent location close to the junction of Stanley Road with Merton Road and Part Street. The immediate location incorporates a mixed use of retail premises, residential and commercial offices. Local amenities include Bootle Strand Shopping Centre, New Strand Bus Station and Merseyrail Station.

The building comprises ground and first floors and was constructed in the late 19<sup>th</sup> century. The premises has brick elevations, typical of its Victorian vintage.

There is a carpark to the rear (accessed of Park Street) and an attractive lawned garden area to the front.



## SPECIFICATION/FEATURES

- High Quality Refurbishment
- Modular LED lighting throughout
- Flexible lease terms
- Laminate flooring throughout
- Designer WC facilities
- UPVC double glazing throughout
- Dado power trunking
- On site secure parking to rear

## FULLY INCLUSIVE RENT

The rent includes

- Superfast Broadband
- All power consumption
- Heating
- Rates
- Service charge
- Internal office cleaning
- No dilapidation charges at the end of the term
- On site car parking

## LEASE TERMS

Flexible lease terms are available from 12 months

## RENTAL

Upon Request.

## EPC

Available upon Request.

## 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.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

## VAT

Not elected for VAT.



## CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

[brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

0151 227 3400

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)