

TO LET

FULLY SERVICED / INCLUSIVE
RENT

TASTEFULLY REFURBISHED
LOWER GROUND FLOOR OFFICES
SUITABLE FOR A VARIETY OF
USES:

AESTHETICS/BEAUTICIAN,
WELLNESS, PILATES/YOGA,
OFFICES

386 SQ.FT. (35.86 SQ.M.)

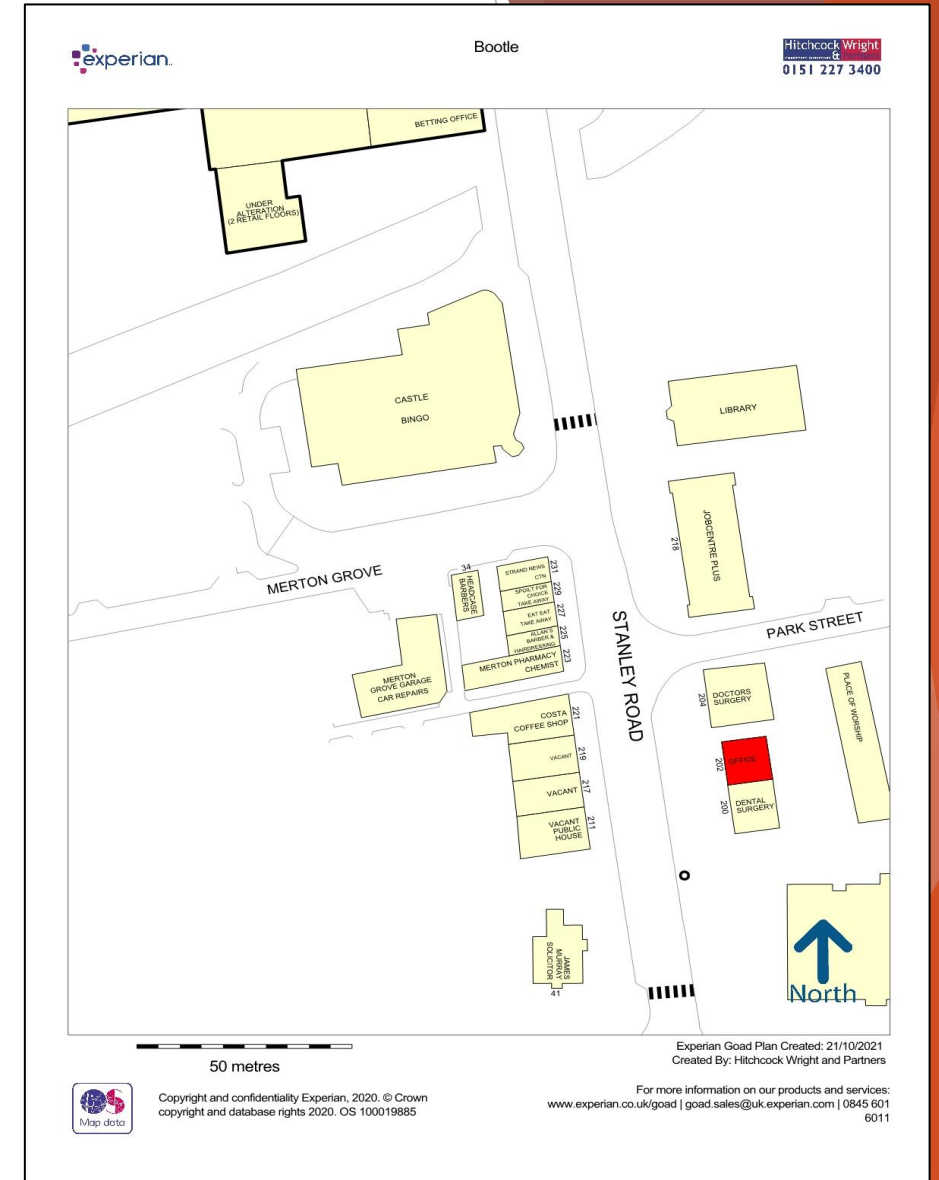
**202 STANLEY ROAD,
BOOTLE
L20 3EN**





FLOOR AREAS

Lower Ground Floor	386 sqft	35.86 sqm
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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 19th century. The premises has brick elevations, typical of its Victorian vintage.

There is a carpark to the rear (accessed off 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
- Service charge
- Internal office cleaning
- 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
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