

# PRIME RETAIL UNIT TO LET

£50,000 per annum



## 286-288 STANLEY ROAD, BOOTLE, LIVERPOOL L20 3ER

### LOCATION

The property is centrally located within the prime retail centre of Bootle directly opposite the principle entrance to The Strand Shopping Centre and next door to McDonald's. A good selection of national and independent occupiers are located within the immediate area in particular McDonalds, B & M Bargains, Boots, The Works and Cash Generator etc. The property benefits from its High Street location but also its proximity to The Strand Shopping Centre and car park facilities.

Bootle as a centre is undergoing regeneration, serves the surrounding South Sefton / North Liverpool populations and has an administrative and education centre in its own right. Population is boosted on a daily basis.

### DESCRIPTION

Located on the east side of Stanley Road, adjacent to The Strand Shopping Centre, the property is of modern construction under a tile covered pitched roof arranged at ground and first floor with servicing at the rear. The premises are fully fitted and suitable for office, retail and showroom purposes potentially over two floors if required.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground floor sales	172 sq.m.	(1,840 sq.ft.) Approximately
First Floor	130 sq.m.	(1,390 sq.ft.) Approximately

The accommodation is well configured and fitted out to a high standard including air conditioning and gas fired central heating through water filled radiators.

### LEASE

The premises are available by way of a new lease for a period of 10 years drafted on full repairing and insuring terms.

### RENT

£50,000 per annum exclusive

### BUSINESS RATES

For information on terms please visit the Valuation Office website. We are advised that the premises have been assessed with effect from 01/04/2023 as follows:-

Rateable Value - £43,750.

### EPC

Certificate Number: 0798-2218-7910-5400-9103

Energy Performance Asset Rating: D-81

### VAT

All rents, prices and other figures included in these particulars are quoted net but may be subject to the addition of 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/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 John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

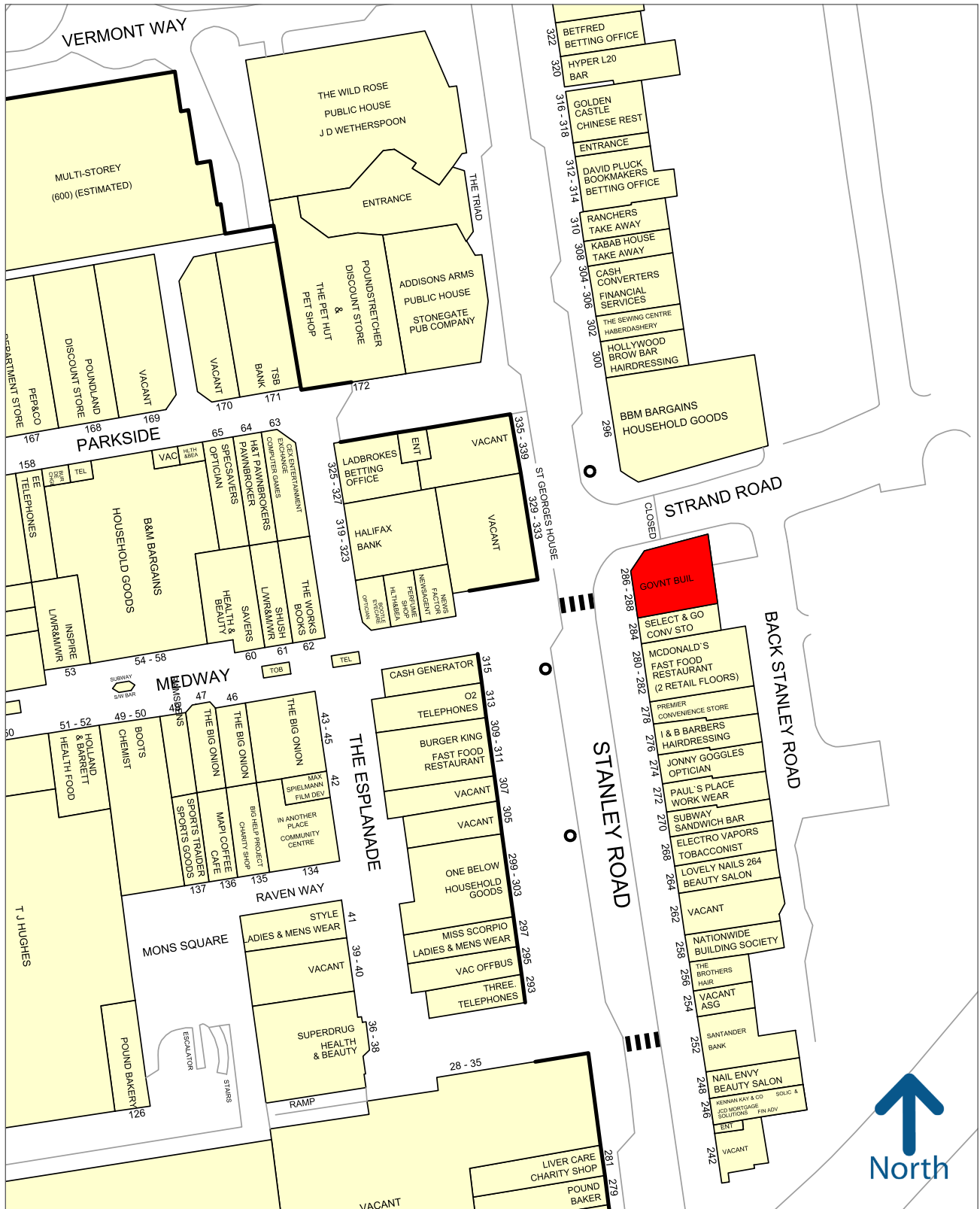
E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Updated March 2024



## Stanley Road 286-288, Bootle, Liverpool L20 3ER



Experian Goad Plan Created: 26/02/2024  
Created By: Hitchcock Wright and Partners

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