

# FOR SALE OR TO LET 5,669 sq.ft. (526 sq.m.)

PRICE AND RENTAL UPON APPLICATION



## 57B STRAND ROAD, BOOTLE, LIVERPOOL L20 4BB

### DESCRIPTION

The property comprises an industrial building of steel frame construction under a pitched roof. The accommodation features an open plan layout with concrete floor suitable for vehicle maintenance or light industrial use. The building benefits from good internal clearance suitable for commercial vehicle access with an estimated eaves height of approximately 5.27 metres to the underside of the truss.

Ancillary accommodation comprises a first-floor kitchen area accessed via internal staircase, ground floor WC facilities and office/reception area within the workshop space.

Access is provided via a pedestrian door and a loading door to the front elevation with forecourt area suitable for car parking, while the site is enclosed by perimeter fencing.

The property benefits from three-phase power and a vehicle inspection pit.

### LOCATION

Occupying a prominent roadside position on the northerly side of Strand Road (A5057), the premises benefits from direct connectivity to the A565 Rimrose Road/Derby Road, one of the main arterial routes linking Liverpool City Centre to the northern suburbs.

Liverpool City Centre is approximately 3 miles to the south, with Washington Parade and Bootle Town Centre within close proximity.

The A5036 dual carriageway, located within a short distance, provides a direct link to the M57/M58 motorways, offering connectivity to the wider regional and national road network. Local amenities are available within Bootle town centre, approximately 0.7 miles away.

### RENT/PRICE

Available upon request.

### TENURE

Freehold.

### FLOOR AREA

The accommodation extends to a gross internal area of approximately:

|                   |           |              |
|-------------------|-----------|--------------|
| Ground Floor      | 453 sq.m. | 4,879 sq.ft. |
| Mezzanine Kitchen | 13 sq.m.  | 144 sq.ft.   |
| Mezzanine Storage | 60 sq.m.  | 646 sq.ft.   |

### VAT

All prices quoted are exclusive of but, may be subject to VAT at the prevailing rent.

### 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.

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Subject to Contract

Details Prepared January 2026



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