

TO LET

- Newly Constructed Business Units
- Excellent Specification
- Roadside Position
- 1,350 sq.ft. (125 sq.m.)

£13,500 per annum



75 Strand Road, Bootle, Liverpool L20 4BB

LOCATION

The property occupies a prominent roadside location on the northerly side of Strand Road, the A5057, linking the A565 Rimrose Road/Derby Road with Washington Parade and Bootle Town Centre. A565 is one of the main arterial routes linking Liverpool City Centre to the northern suburbs. The city centre is approximately 3 miles to the south. The property is close to the North Dock area and the Port of Liverpool and within a short distance of the A5036 dual carriage way link to the M57/M58 motorways. Bootle New Strand railway station on the Merseyrail line is less than ½ mile away and there are connections to all major bus routes via the New Strand Bus Station. immediately to the east is an Asda supermarket.

DESCRIPTION

The available unit forms part of a terrace of similar newly constructed units arranged over ground and first floors. The ground floor provides clear open accommodation. The property is currently being used as a gym but would suit alternative uses, including industrial / storage. There is an electronically operated roller shutter loading door, W.C. and kitchen. Parking and loading areas are provided to the front of each unit.

AVAILABILITY

Unit A
Ground Floor 1,350 sq.ft. (125.4 sq.m.)

BUSINESS RATES

Qualifying occupiers will benefit from small business rates relief. Further information available from Sefton Council 0151 934 4360

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

ENERGY PERFORMANCE CERTIFICATE

Certificate No. 9204-3022-0381-0790-2095
Energy Rating: 67-C

RENT

£13,500 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

SERVICE CHARGE

A nominal service charge will be applicable to cover management and maintenance of the estate.

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BUILDING INSURANCE

Occupiers will be responsible for paying a contribution to the insurance premium for the property.

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 Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared July 2024

