

COMMERCIAL RETAIL UNIT WITH PARKING - ALL ENQUIRIES

LIVERPOOL | 197 STANLEY ROAD | BOOTLE | L20 3DX

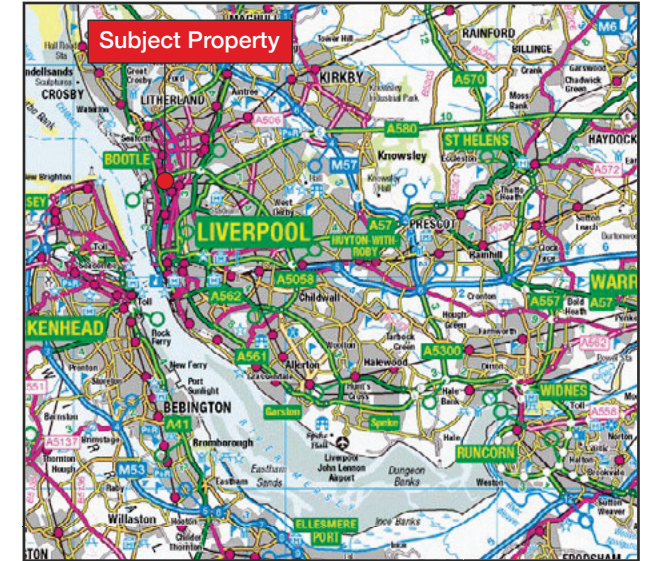
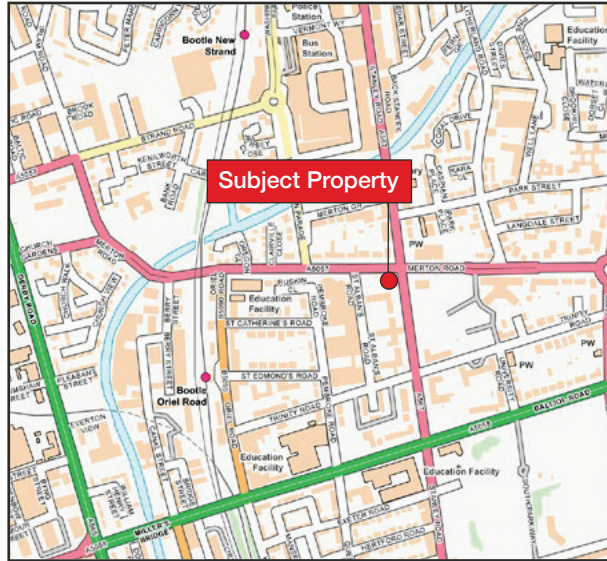
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LOCATION

The property is located in Bootle, approximately 2 miles north of Liverpool city centre with the Strand Shopping Centre approximately 300 m to the north.

The premises are highly prominent, fronting on to the busy junction of The Strand and Merton Road approximately 300m to the south of the Strand Shopping Centre. The immediate area is dominated by high rise office accommodation including the South Sefton Magistrates Court, Independent Case Examiners Office, the Charity Commission and Office for Nuclear Regulation amongst others.



ACCOMMODATION

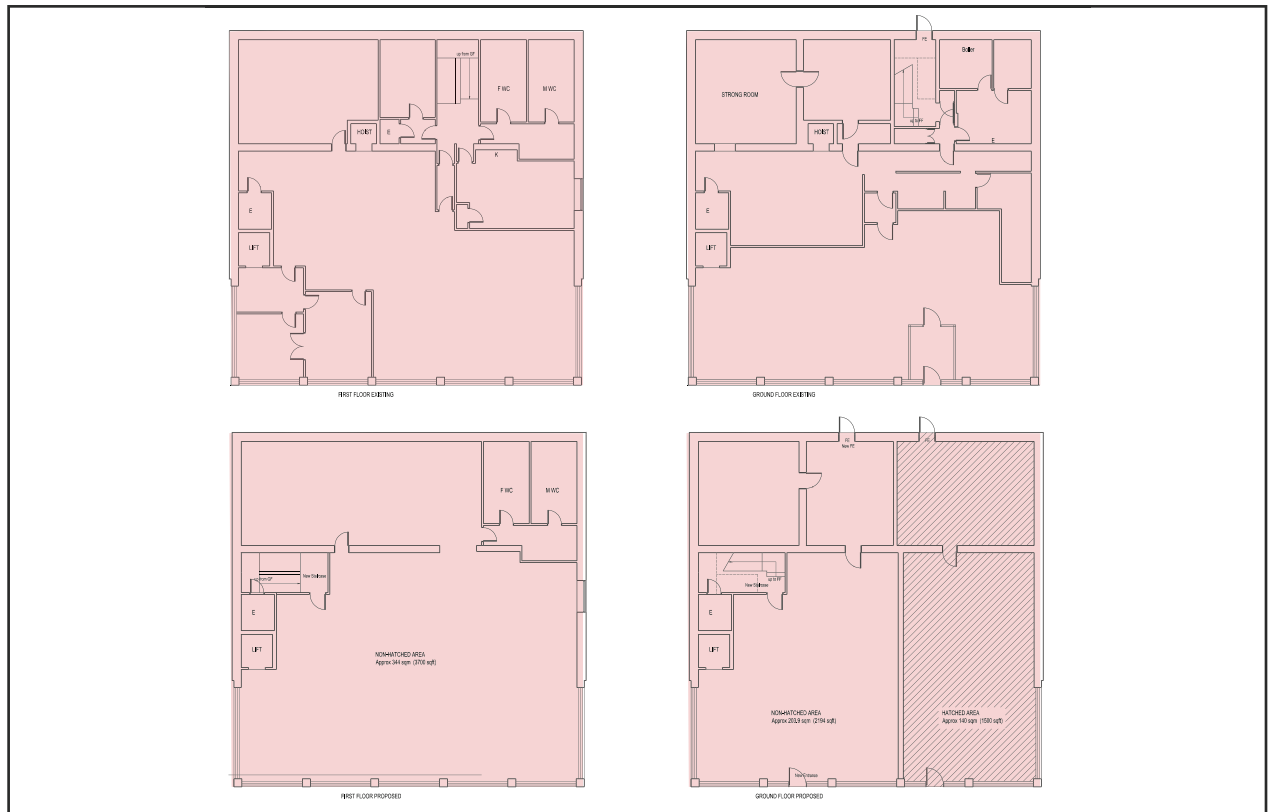
The property comprises a two storey modern brick building with a car park with approximately 18 dedicated parking spaces to the rear.

The premises are capable of subdivision.

AREAS

The premises comprise the following approximate gross floor area:

Ground Floor GIA	3,703 sq ft	344 sq m
First Floor GIA	3,703 sq ft	344 sq m



TERMS

The premises are available to let as a whole or in part by way of a new full repairing and insuring lease for a term of years to be agreed. The freehold is potentially available.

RENTAL/SALE PRICE

On application.

RATES

Rateable Value: £51,500

Interested parties are advised to make their own enquiries with the Business Rates Section of the Local Authority.

PLANNING

It is understood the premises will be suitable for a variety of uses including retail, restaurant, take away, leisure and offices.

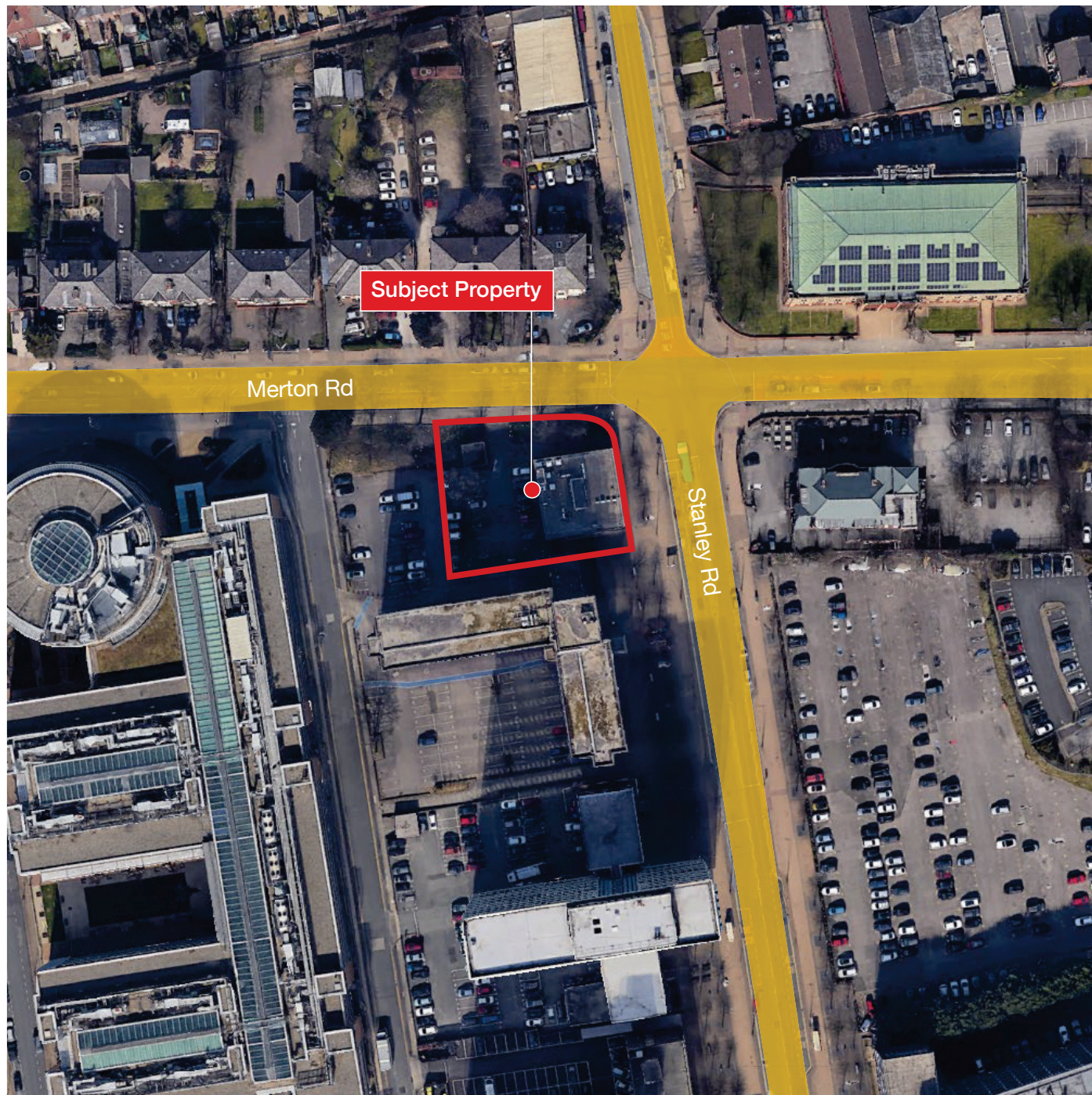
Interested parties are advised to make their own enquiries with Sefton Council, 03451 400 845.

EPC

An EPC is available on request.

LEGAL COSTS

Each party will pay their own legal costs in respect of the legal documentation produced in any transaction.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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