

TO LET



Unit 3, Lockwoods Development Site, Bridle Way, Bootle L30 4UJ



2,005 sq ft

Area



£17,000 p/a

Rent



£9,700

Rates - RV



D-86

EPC

- Industrial/Trade Counter unit
- Shared front yard with space for parking
- Well established industrial area
- Close proximity to Switch Island providing connectivity to M57, M58 & A59 road networks
- Roller shutter door and separate pedestrian access door



Location

Bootle is situated approximately six miles north of Liverpool city centre and benefits from good road communications with both the M58 and M57 motorways easily accessible and providing direct access to the M6 motorway to the east and the M62 motorway to the south.

The unit is situated on the Lockwoods Development Site, an established commercial area that is accessed via Netherton Way (A5038) or Ormskirk Road (A59).

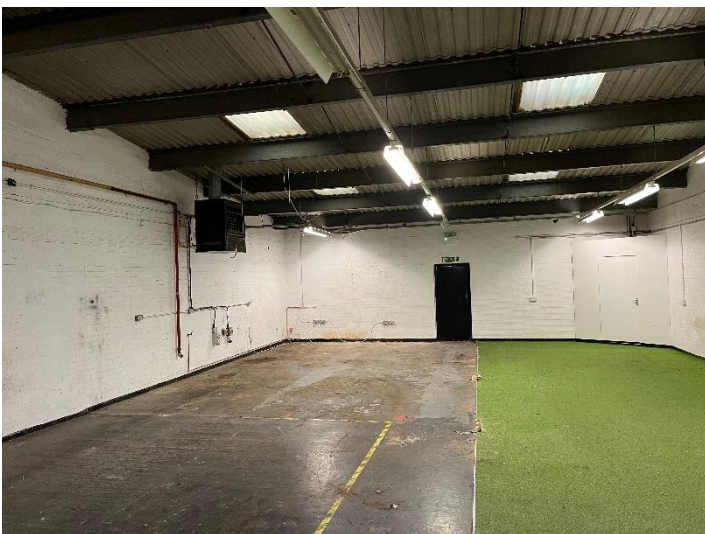
There are a wide range of amenities within the immediate vicinity. The Aintree Racecourse Retail Park is within 0.5 miles on Ormskirk Road as is Aintree Railway Station.



Description

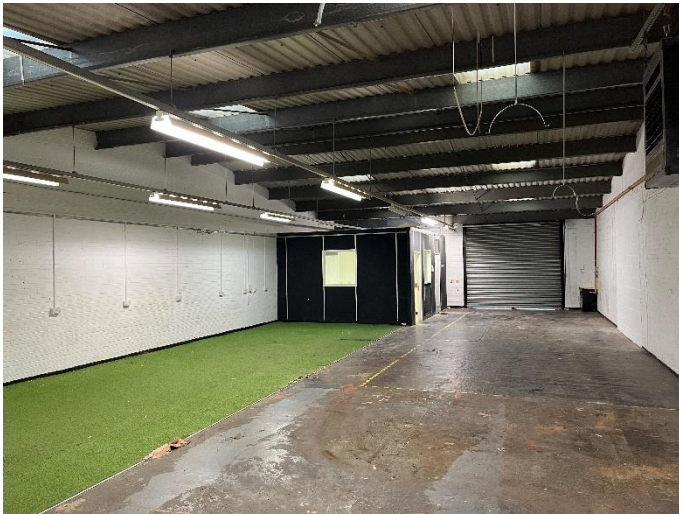
The property comprises a terraced unit of brick construction with roller shutter door access, as well as personnel door providing pedestrian access. The unit incorporates male/female WC facilities, 3-phase power, and office.

The unit has a shared yard area to the front of the property, secured by perimeter fencing and gated access.



Area

Gross Internal Area: 2,005 sq ft (186.26 sq m).



Services

All main services are connected including 3-phase electricity supply.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£17,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £9,700

The property's rateable value is below the £12,000 Small Business Rates Relief threshold. It is the incoming tenant's responsibility to make their own enquiries with the Local Authority.

EPC

D-86
(Valid until March 2032)

Service Charge & Insurance

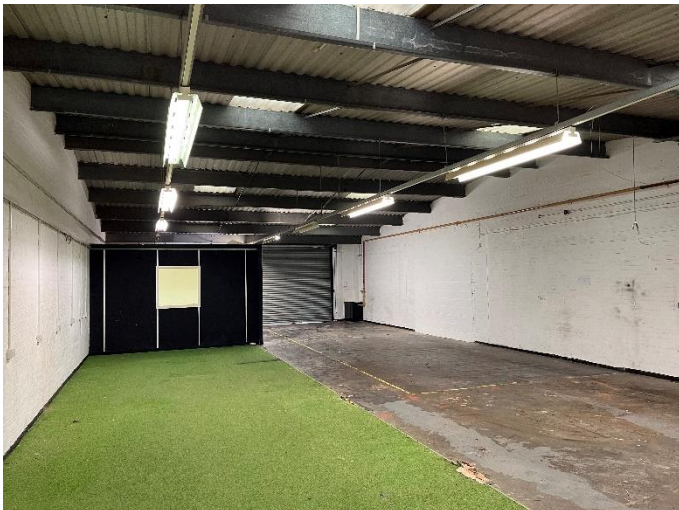
TBC

VAT

We understand that the premises are registered for VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.



Unit 3, Lockwoods Development Site, Bridle Way, Bootle L30 4UJ



For further information please contact:



Liam Barlow
M: 07557 769848
E: liam.barlow@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. December 2024



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.