

FOR SALE (May Let)



7 Forge Street, Bootle, Liverpool L20 8PY

Refurbished warehouse with modern office accommodation
and enclosed yard



5,541 sq ft

GIA - Total



£395,000

Price



£15,750

Rates - RV



C-67

EPC

- Freehold
- Established industrial area
- Close proximity to Liverpool City Centre
- Modern office accommodation and enclosed yard
- 4.5m eaves, 9.5m to haunch
- Purpose built WC block and refurbished windows





Situation

The property is located on Forge Street, Bootle just off Derby Road providing access into Liverpool City Centre, which is approximately 3 miles away. The location is a well-established industrial area situated near Liverpool's docks, in the vicinity of Bramley Moore, Everton FC's new stadium development.

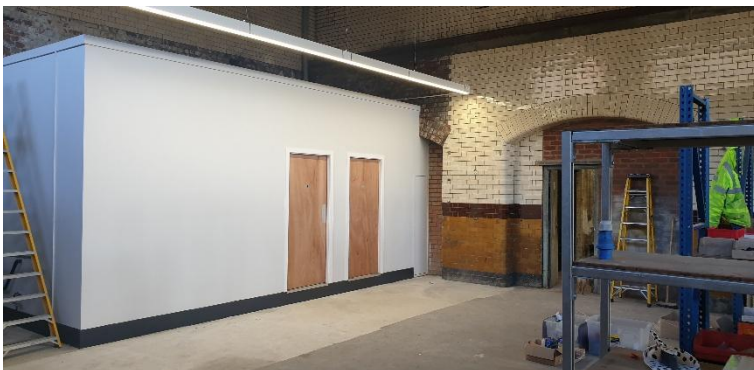
The property is also accessible via rail as Bank Hall Station is approximately 0.3 miles away, or an 8-minute walk.



Description

The property comprises a former electrical substation warehouse property with adjoining office accommodation and enclosed secure yard.

The property is of brick construction and has been well refurbished and maintained. The main warehouse can be accessed from Beaumaris Street via manual doors. The warehouse also contains a modern purpose-built WC block. There is further workshop space adjoining the main warehouse along with a kitchen/canteen facility.



The office accommodation is good quality and modern. It is carpeted throughout, contains suspended ceilings with LED lighting and electric radiators. It is open plan with a further two separate offices/meeting rooms partitioned off with floor to ceiling glass partitions.



The yard is accessed via Forge Street and is enclosed by brick walls and steel gate. Both the warehouse and office windows have been refurbished and aluminum frame windows installed. These have individual roller shutters attached for added security.

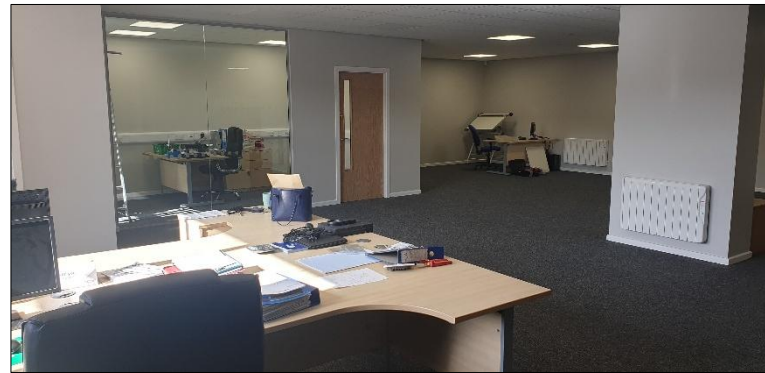
Services

Three phase electricity supply.

EPC

C-67 (Valid until April 2029)





Area

Measurements: Gross Internal Area (GIA)

Area	Sq. m	Sq. ft
Main Warehouse & WCs	275.11	2,961
Workshop	37.76	407
Kitchen/Canteen	17.08	184
Corridor	5.80	62
Offices	178.99	1,927
Total	517.74	5,541

Tenure

The property is held freehold.

Price

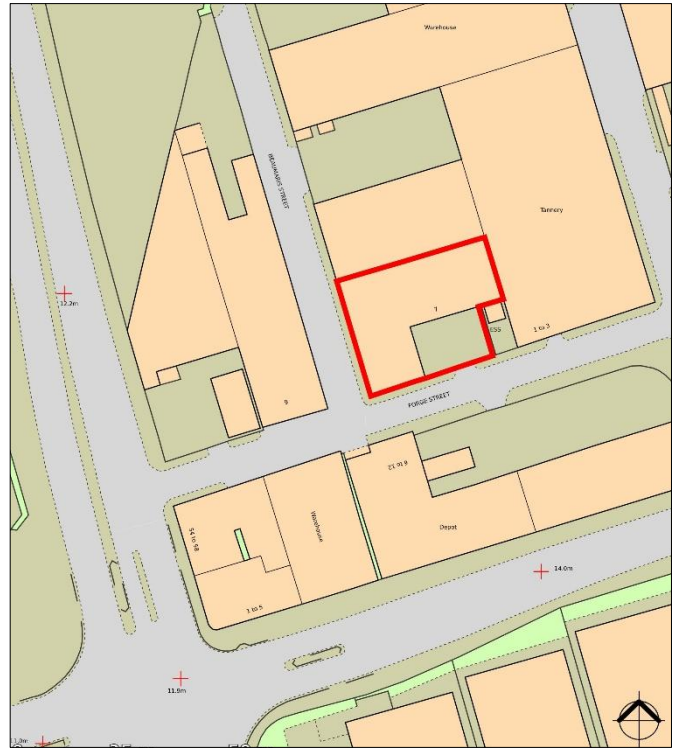
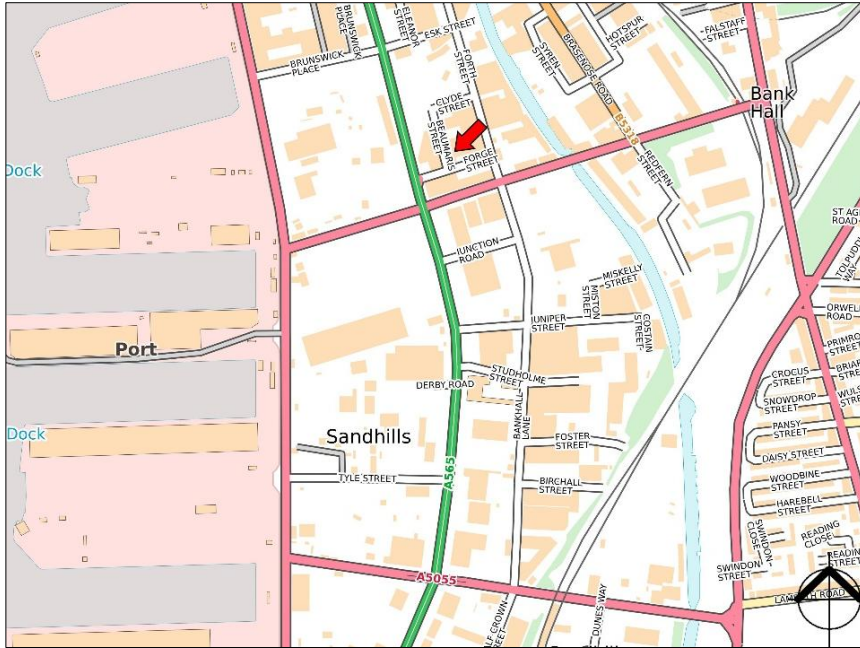
Offers over £395,000.

Rates

Rateable Value April 2023 to present: £15,750

Legal Costs

Each party to be responsible for their own legal costs



For further information please contact:



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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.

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