



• **Extensive industrial building. Potential income of £50,000pa.**

Description The subject premises comprises a substantial red brick building, part single-storey and part two-storey accommodation under a flat roof. Internally, the warehouse accommodation benefits from a three-phase electricity supply, gas central heating, concrete flooring throughout, and eave heights of 5.3 metres maximum/3.4 metres minimum. The office provision extends over the ground and first floor, providing kitchenette and WC facilities. Externally, the premises benefits from two yards, suitable for a number of uses with a concrete surface. The potential rental income is approximately £50,000 per annum.

Situated Fronting onto Bridge Street, close to its junction with Canal Street, providing access to the main arterial route into Liverpool City Centre approximately 3 miles south. A short distance north of the subject property comprises a busy office and retail court of Bootle Town Centre, with the immediate surrounding area consisting of a mixture of commercial properties including primarily office and industrial accommodation.

Rates Interested parties should make their own enquiry of Sefton City Council's Rating Department on 0151 934 4360 or www.vo.a.gov.uk/businessrates.



Not to scale. For identification purposes only

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Accommodation We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions: Warehouse: 1,292 sq.m. (13,914 sq.ft.) Mezzanine: 137 sq.m. (1,161 sq.ft.) Office: 89 sq.m. (962 sq.ft.) Yards Combined: 563 sq.m. (6,064 sq.ft.)

