

LOT
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3 Bridge Street, Bootle, Merseyside L20 8AN

GUIDE PRICE **£125,000+***

VACANT COMMERCIAL

- Extensive industrial building • Three-phase electricity supply • Gas central heating • Steel security gates

The subject premises comprises a substantial red brick building, part single-storey and part two-storey accommodation under a pitched 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 a yard, suitable for a number of uses with a concrete surface and steel security gates. The potential rental income is approximately £34,000 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.

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: 835m² (8,987sq ft) Mezzanine:



137m² (1,161sq ft) Office: 89m² (962sq ft) Yards Combined: 281.5m² (3,030sq ft)

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

Note We understand the property is held by way of a long leasehold interest for a term of 99 years from January 1970 at a ground rent of £5,500 plus VAT per annum. Further details available upon request. We have been advised that VAT is payable on the purchase.