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**37**

# Over Audio, Apex Buildings, 12 Bridge Street, Bootle L20 8AL

GUIDE PRICE **£75,000+\***

VACANT COMMERCIAL

## Description

A single storey commercial unit with workshop and warehouse with land to the side providing vehicular access to both the front office and rear warehouse. The property would be suitable for a number of uses subject to any necessary consents. The property benefits from central heating, land to the side providing parking together with a front forecourt for 3/4 cars. We believe all main services are available, however potential purchasers should rely on their own enquiries. Total approx. area 3043sq ft. The property is leasehold and there are 46 years left on lease (99 years from 15th March 1972)

## Situated

Fronting Bridge Street off Millers Bridge in a popular area close to local amenities. Liverpool city Centre is approximately 4 miles away.

## Ground Floor

Entrance Hallway, Ladies and Gents WCs, Main Front Office, Side Office, Rear Office, Workshop, Three Rooms, Store Room, Large Warehouse with vehicular access.

## EPC Rating

TBC

## Tenure

**Leasehold** 46 years left on lease (99 years from 15th March 1972)

## Tenure

Leasehold

## Outside

Land to the side and parking to the front.



Stores	2.41sq m (26sq ft)
Office	4.73sq m (51sq ft)
General Office	29.24sq m (315sq ft)
Rear Office	17.60sq m (190sq ft)
Canteen	6.70sq m (73sq ft)
Office	6.46sq m (70sq ft)
Rear Stores	92.57sq m (996sq ft)
Modern Warehouse	122.86sq m (1322sq ft)
<b>Total GIA Approx</b>	<b>282.66sq m (3043sq ft)</b>