

LOT  
**23****3 Bridle Way, Bootle, Merseyside L30 4UA**  
**VACANT COMMERCIAL**Guide price **£75,000+**

**A three storey office building to include two workshop units to the rear with their own shared dedicated yard. The property was previously used as a serviced office centre and is fitted out for this use. It would also be suitable for potential investment or owner occupier opportunity subject to the relevant consents. The property benefits from an intruder alarm/fire detection system and manual steel roller shutters. The premises are held under a long leasehold interest granted for 99 years from 1st November 1965 with a ground rent in excess of £8,000.00 per annum.**

**Situated**

The property is situated on Bridle Way, off Bridle Road and Park Lane on an established Netherton Industrial Estate. The property is within 2 miles of Junction 7 of the M57 which provides direct access to the M62 and 4 miles away from Liverpool.

**Joint Agent**

David Curry



Not to scale. For identification purposes only

**Office Accommodation**

Foyer Reception, concierge Office, three Office Rooms, store room, Gents WC and disabled toilet.  
Net area 5,224sq ft

**Workshop Units**

Two workshop units built under a pitched roof over a steel frame support and constructed of part block work/brick and accessed via manual roller shutters. Warehouse 1 contains a porta cabin office and separate toilet block.  
Net area 6,358sq ft.