

LOT  
**29**

**248 Hawthorne Road, Bootle, Merseyside L20 3AS**  
**COMMERCIAL INVESTMENT**

Guide price **£80,000 +**



The property provides a part three/two storey semi-detached building with rear single storey workshop / office accommodation. The property would be suitable for a number of uses and the potential to convert to residential/multi occupancy subject to the any necessary planning consents. The internal accommodation is decorated to a good standard and benefits from part suspended ceilings, LG3 compliant lighting, part carpet/laminate flooring, some compartmental trunking, emergency lighting and perimeter heating. The single storey workshop / garage to the rear fronting onto Gloucester Road is currently configured to provide a large workshop, storage facility with ancillary kitchen, office WC facilities. The property benefits from forecourt parking to the front elevation for approximately 4 vehicles with rear security roller shutters, keycode internal entry system and intercom to the main entrance. The second floor is currently let on a licence at a licence fee of £220pcm.

**Situated**

The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately 1/2 mile west of Bootle town centre and 4 miles north of Liverpool City Centre. Hawthorne Road (A5090) is a busy arterial route leading northwards from Kirkdale and linking with the A5036 at Litherland, which in turn leads westwards to Liverpool North Docks and Seaforth Container Terminal. Alternatively eastwards to the M57 and M58 motorway junction at Switch Island. The immediate surrounding area is predominantly residential although there are sporadic commercial occupiers on Hawthorne Road within the immediate area.

**Hawthorne Road**

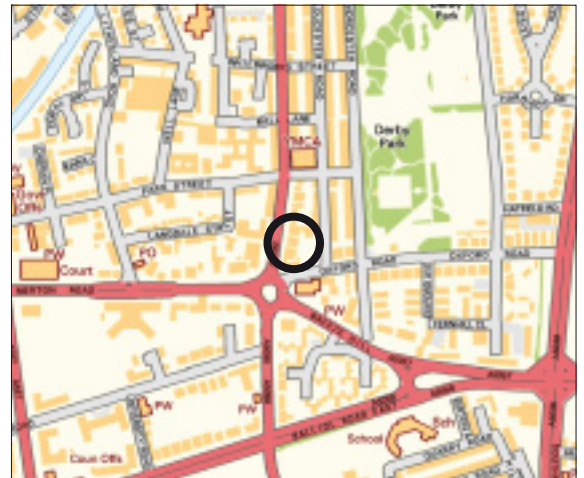
Ground Floor Offices: 51.2m<sup>2</sup> (552 sq.ft)  
First Floor Offices: 68.9m<sup>2</sup> (742 sq.ft)  
Second Floor: 48.8m<sup>2</sup> (525 sq.ft)  
Total Net Internal Area: 178.1m<sup>2</sup> (1917 sq.ft)

**Gloucester Road**

Workshop: 140.6m<sup>2</sup> (1514 sq.ft)  
Offices / Board Room: 91.1m<sup>2</sup> (981 sq.ft)  
Total Net Internal Area: 231.7m<sup>2</sup> (2495 sq.ft)

**Outside**

forecourt parking to the front elevation for approximately 4 vehicles.



Not to scale. For identification purposes only