

FOR SALE

FREEHOLD GROUND RENT INVESTMENT

PRICE - AVAILABLE UPON REQUEST



BRIDLE WAY, BOOTLE, MERSEYSIDE L30 4UJ

LEASE DETAILS

The principal lease terms are:

Term:	125 years from December 2020
Rent:	£32,933.96
Review:	CPI linked every 12 months. Upward only
Demise:	Land and all alterations and additions
Repair:	To keep the property in good and substantial repair, with repairing obligations limited by reference to a schedule of condition.
Decoration:	Externally every three years and in the last three months of the term. Internally in the last year of the term.
Use:	B1, B2 or B8
Alienation:	Assignment or subletting permitted, subject to various conditions.
Yield Up:	In good and substantial repair and condition

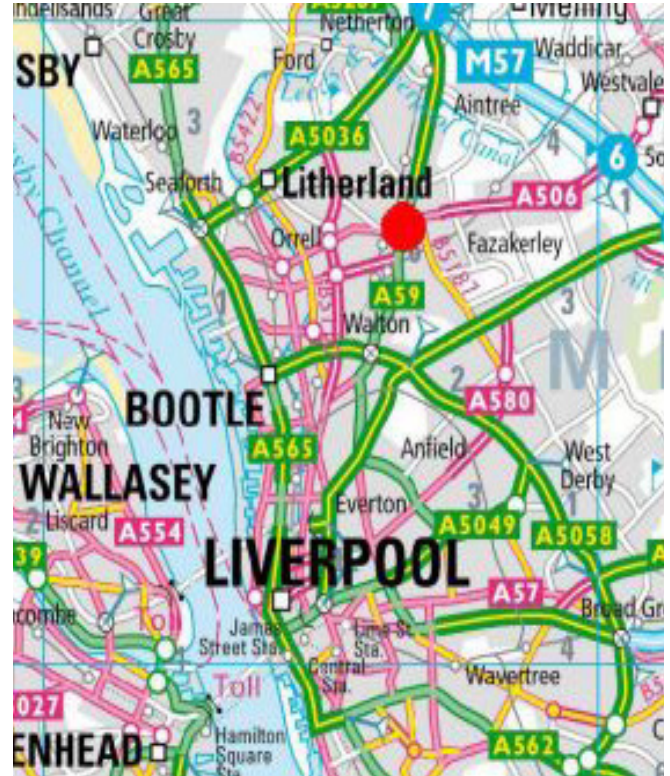
DESCRIPTION

The property lies in an established industrial and office location on Bridle Way to the south of the A5036, with the A5038 to the West and the A59 to the east. Bridle Way is located off Bridle Road, which links the A5038 Netherton Way with Park Lane, which joins the A59 Ormskirk Road.

The property is located approximately five miles to the north of Liverpool City Centre and approximately two miles to the south of the M57 and M58 motorways at Switch Island. The area immediately surrounding the premises comprises a mixture of manufacturing and warehousing property. Aintree Merseyrail Station on the Liverpool to Ormskirk line and Aintree Racecourse Retail and Business Park are both located in close proximity to the property.

The property comprises a three-storey office building with parking to the front, a separate timber frame office in a yard to the rear, and a separate industrial complex at the rear with independent access and a terrace of seven light industrial units in a large yard.

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The office building extends to approximately 4,445 square feet, the separate timber frame building is approximately 1,054 square feet and the light industrial units are approximately 2,017 square feet each.

The site extends to approximately 1.47 acres

TENURE

Freehold. Title No. MS561821

PRICE

Available upon request.

VAT

All figures are quoted exclusive of but may be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

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VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared February 2025

