

TO LET

Prominent Roadside Property

Suitable for Motor Trade

Former Vehicle Maintenance Workshop/MOT Station

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£30,000 per annum



382 STANLEY ROAD, KIRKDALE, BOOTLE L20 2AE

LOCATION

The property is situated on the easterly side of Stanley Road, the main A567 arterial road leading north from Liverpool City Centre through to Bootle and within close proximity to Liverpool Docks. The property is close to the junction with Bankhall Street and within about 100 metres of Bankhall Merseyrail Station. The premises are well placed for both public transport and rail communications about the area.

Liverpool City Centre is located approximately 2.4 miles to the south and the M62 motorway is located approximately 6 miles to the southeast. Bootle Town Centre is approximately ½ mile to the north.

DESCRIPTION

The property is a vehicle repair/MOT workshop comprising two buildings and a concrete surfaced yard. The property benefits from three-phase power, W.C.s, office accommodation and storage on a secure site.

ACCOMMODATION

The property extends to approximately 5,000 square feet (464.5 square metres)

RENT

£30,000 per annum.

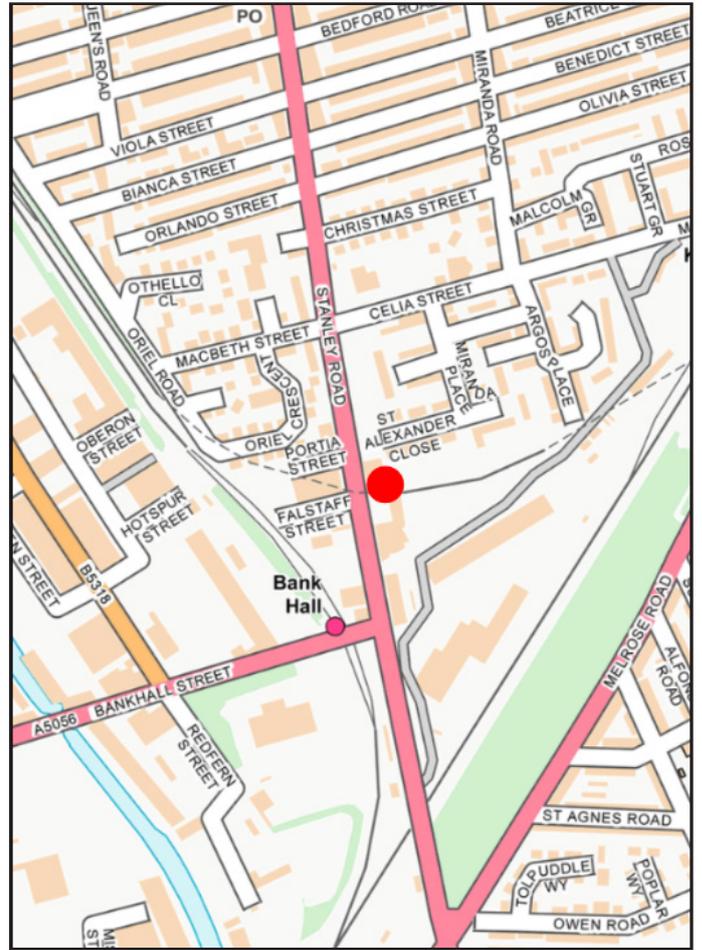
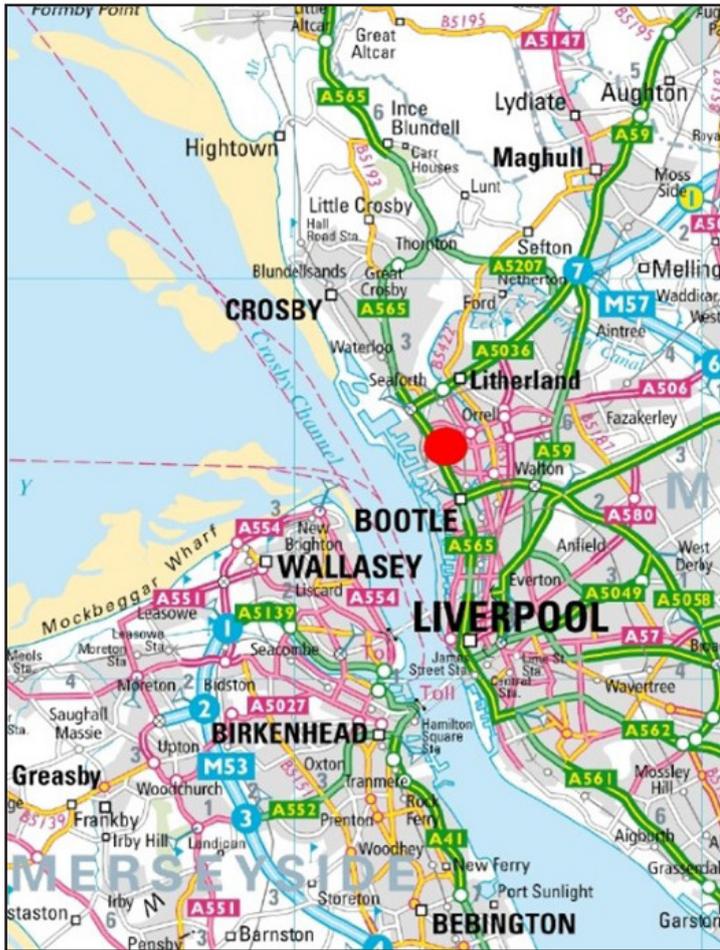
EPC

Available upon request.

VAT

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

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BUSINESS RATES

The rateable value of the property is £14,000. Interested parties are advised to make their own enquiries with the local authority's business rates department.

LEGAL COSTS

The tenant will be responsible for any legal costs in connection with the preparation of 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.

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 March 2025

