

# TO LET

- Newly Constructed Business Units
- Excellent Specification
- Roadside Position
- 1,350 sq.ft. (125 sq.m.)

£13,500 per annum



## 75 Strand Road, Bootle, Liverpool L20 4BB

### LOCATION

The property occupies a prominent roadside location on the northerly side of Strand Road, the A5057, linking the A565 Rimrose Road/Derby Road with Washington Parade and Bootle Town Centre. A565 is one of the main arterial routes linking Liverpool City Centre to the northern suburbs. The city centre is approximately 3 miles to the south. The property is close to the North Dock area and the Port of Liverpool and within a short distance of the A5036 dual carriage way link to the M57/M58 motorways. Bootle New Strand railway station on the Merseyrail line is less than ½ mile away and there are connections to all major bus routes via the New Strand Bus Station. immediately to the east is an Asda supermarket.

### DESCRIPTION

The available unit forms part of a terrace of similar newly constructed units arranged over ground and first floors. The ground floor provides clear open accommodation. The property is currently being used as a gym but would suit alternative uses, including industrial / storage. There is an electronically operated roller shutter loading door, W.C. and kitchen. Parking and loading areas are provided to the front of each unit.

### AVAILABILITY

Unit A  
Ground Floor 1,350 sq.ft. (125.4 sq.m.)

### BUSINESS RATES

Qualifying occupiers will benefit from small business rates relief. Further information available from Sefton Council 0151 934 4360

### VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

### ENERGY PERFORMANCE CERTIFICATE

Certificate No. 9204-3022-0381-0790-2095  
Energy Rating: 67-C

### RENT

£13,500 per annum.

### LEGAL COSTS

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

### SERVICE CHARGE

A nominal service charge will be applicable to cover management and maintenance of the estate.

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## BUILDING INSURANCE

Occupiers will be responsible for paying a contribution to the insurance premium for the property.

## 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](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details prepared July 2024

