

Smith AND SONS

PROPERTY CONSULTANTS

Retail

300 Stanley Road, Bootle L20 3ET



Description

The property was formerly used as a beauty salon but could lend itself to a variety of purposes subject to planning. The building benefits from a ground floor and basement, in which the ground floor measures at 110.7 Sq.m (1191 Sq.Ft) and the basement at 67.22 Sq.m (723.28 Sq.Ft). The property benefits from toilet and kitchen facilities.

Location

The property is located on Stanley Road in Bootle, opposite the Strand Shopping Center, which benefits from high volumes of foot traffic. Other traders nearby include McDonalds, Burger King and Subway. The property is well served in the form of excellent transport links, being on numerous major bus routes and being a short distance from Bootle New Strand Railway station.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£20,000 per annum

Accommodation

Ground Floor	110.7m ²	1191ft ²
Basement	67.22m ²	723.28ft ²

W.C and Kitchen facilities.

Tenure

The premises are available by way of a new Full Repairing and Insuring lease the length of which is negotiable.

Rating Assessment

Ratable Value	£14,250
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Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents are exclusive of vat.

Strictly by appointment with sole agent. Please contact:



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