

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

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

300 Stanley Road, Bootle L20 3ET

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
---------------	---------

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:



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.