

Smith AND SONS

PROPERTY CONSULTANTS

Retail

254 Stanley Road, Bootle, Liverpool, L20 3ER



Description

The property comprises a ground floor lock up shop unit extending to 53.14 sq.m (572 sq.ft) together with a large basement extending to 120.12 sq.m (1,293 sq.ft) accessed via a spiral staircase to the rear of the ground floor. The premises have electric roller shutters and loading to the rear of the basement.

Location

The premises are located opposite the Strand Shopping Centre next door to the Santander Building Society. Other traders close by include Nationwide, Subway and McDonalds.

0151 647 9272

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

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Rental Price

£15,000 per annum

Accommodation

Ground Floor Sales	53.14m ²	572ft ²
Basement	120.12m ²	1293ft ²

The basement is subdivided to provide storage, office, kitchen and WC facilities. Access to a rear service area.

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease.

VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

Tenure

The premises are available by way of a new full repairing and insuring lease the length of which is negotiable.

Rating Assessment

Rateable Value	£14,750 from April 2023
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Other Info

If required a lift could be installed to provide improved access to the basement with a contribution from the landlord.

Strictly by arrangement with the sole agents.



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