SK REAL ESTATE

# TO LET

## 501a Hawthorne Road, Bootle, Liverpool, L20 6JJ

- Prominent location fronting Hawthorne Road (A5090)
- Convenience store with external parking area.
- Available on flexible FRI Lease.
- 67.2 sq. m (724 sq. ft)

# TO LET

Hidderley & Co, 501a Hawthorne Road, Bootle, Liverpool, L20 6JJ

## Location

The property is located on the westerly side of Hawthorne Road (A5090). It is situated in a prominent location, within 0.25 miles of the intersection of Hawthorne Road and Church Road (A5036). Hawthorne Road and Church Road form two of the main arterial routes serving North Merseyside. It is also situated in close proximity to Kingfisher Business Park.

## The Property

The property comprises a self contained unit, forming part of an adjacent vehicle repair workshop.

The building has an external shared concrete surfaced car parking area fronting Hawthorne Road.

The unit is of single storey brick construction with a flat roof. There are single glazed display windows to the front elevation.

Internally, it comprises of a retail store, together with a secure storage area and WC accommodation. It has a concrete floor with non-slip tile covering and a suspended ceiling incorporating fluorescent strip lighting.

The unit is currently used as a 24 hour/7 day convenience store and off licence.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:-

67.2 sq.m (724 sq.ft)

## Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, on a flexible basis, for a term up to 3 years. The lease will be contracted out of the security of tenure provisions, of the Landlord and Tenant Act (as amended).

## Rent

£15,500 per annum exclusive of business rates, insurance, VAT and all other outgoings.

## Rates

We understand through internet enquires that the property has a rateable value of £3,600. Interested parties should make their own enquiry of the Sefton Council`s Rating Department on 0151 934 3460 or www.voa.gov.uk/business rates.

## EPC

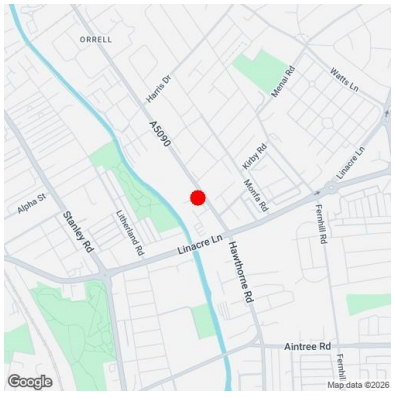
A full copy of the EPC is available upon request.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Tel: 0151 207 9339

Email: commercial@skre.co.uk

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