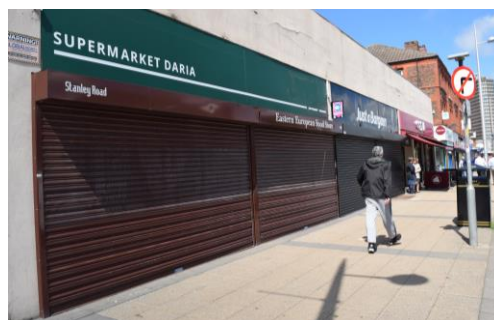


TO LET

GROUND FLOOR COMMERCIAL PROPERTY

213 Stanley Road, Bootle L20 3DY



Well Established Retail Area

- The property is located on the busy Stanley Road (A567) in a central position
- Situated close to The Job Centre, Bootle Library, The Health and Safety Executive, South Sefton Magistrate's Court, various office buildings and Hugh Baird College.
- The property is adjoined by Costa Coffee, Miantiao Noodle Bar and close to Numark Chemist, Bootle Village surgery.



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is situated within a central position of Stanley Road (A567) close to the junction of Merton Road (A5057) within a well established retail area providing a mix of mainly local occupiers including Miantiao, Bootle Village Surgery, Numark Chemist, Strand News and also a number of substantial office buildings including St Martins, Daniel House, Hugh Baird College, The Job Centre, Bootle Library, the Health and Safety Executive offices, South Sefton Magistrates Court and within a short walking distance to Bootle Strand Railway Station.

DESCRIPTION

The premises provides substantial fully glazed full height frontage providing a sales area with rear storage, kitchen, toilets with a small basement storage areas. The property benefits from the following approximate areas and dimensions:

ACCOMMODATION

	M ²	SQ FT
Ground Floor Sales	108 m ²	1,163 sq ft
Rear Storage / Sales	21.8 m ²	235 sq ft
Rear Storage	9.1 m ²	98 sq ft
Basement	Not Measured	
Total Area	138.8 m ²	1,495 sq ft

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including electricity, mains water and drainage.

RATEABLE VALUE

The premises provide a current Rateable Value of £20,750.

TERMS

The property is available to let on a new lease to be negotiated.

RENTAL

The premises is available at a rental of £13,500 per annum

VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

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