

LOT  
**68**

## Unit 9, Bridle Way, Bootle, Merseyside. L30 4UA

COMMERCIAL INVESTMENT

Guide Price **£60,000 +**



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Not to scale. For identification purposes only

**The premises consist of a single storey warehouse building with ancillary office accommodation. Internally the property is arranged in three bays providing roller shutter doors. The office accommodation which is situated to the front of the warehouse building benefits from carpeted floors, suspended ceilings, recessed fluorescent strip lighting and wc facilities.**

### **Situated**

The premises are situated on Bridle Way close to its junction with Bridle Road and in close proximity to

both Dunningbridge Road (A5036) and Ormskirk Road (A59). The premises benefits from excellent transport links with both the M57

and M58 motorways and Aintree train station situated within 1 mile. The immediate surrounding area is primarily industrial in nature and consists of occupiers such as Assist Recruitment, AGR Electrical Supplies and Merseyside Fire & Rescue Service.

sq.ft) Total Area: 944 sq.m (10,155 sq.ft)

### **Tenure**

The premises are held by way of two separate Long Leases.

### **Ground Floor**

Warehouse GIA: 845 sq.m (9,091 sq.ft) Offices NIA: 99 sq.m (1,064