

LOT
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Unit 9, Bridle Way, Bootle, Merseyside L30 4UA VACANT COMMERCIAL

Guide price **£15,000 +**



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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 shutters 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 Dunningsbridge 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.

Ground Floor

Warehouse GIA: 845m² (9,091 sq.ft)
Offices NIA: 99m² (1,064 sq.ft)

Total Area: 944m² (10,155 sq.ft)

Tenure

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