



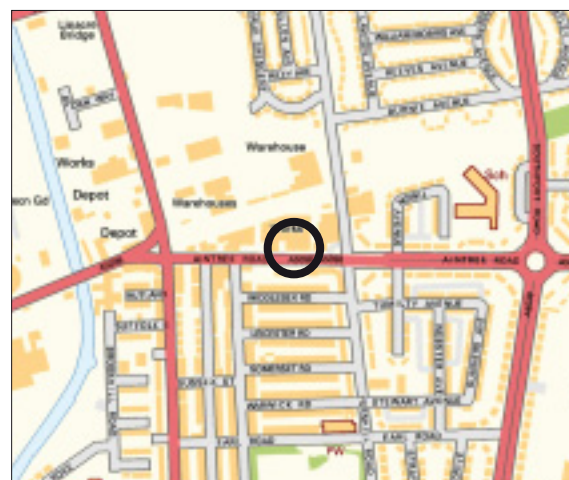
**Industrial premises occupied under a tenancy at will. The premises comprise two separate warehouse/workshop buildings. Unit 4 is an end terrace two storey building providing a mixture of showroom/workshop accommodation to the ground floor and office accommodation to the first floor. Unit 5 provides single storey workshop accommodation which is currently used as a vehicle repair workshop. The overall premises benefits from a middle yard area accessed via Aintree Road, which could be used for loading/car parking purposes.**

#### **Situated**

Fronting Aintree Road (A5098) close to its junction with Hawthorne Road, approximately 1 mile east of Bootle town centre. Aintree Road itself leads into Marsh Lane to the west which in turn provides access to Derby Road (A565), and Hornby Road to the east which leads to Rice Lane (A59).

#### **Tenancy**

Unit 5 is currently let on tenancy at will (no formal agreement exists). We are verbally informed the rent payable is £500.00 pcm, however, no rent is currently being received. The tenants indicate that they will be vacating the premises on 1st November 2013.



Not to scale. For identification purposes only