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20 Bridge Street, Bootle, Merseyside L20 8AL

VACANT COMMERCIAL

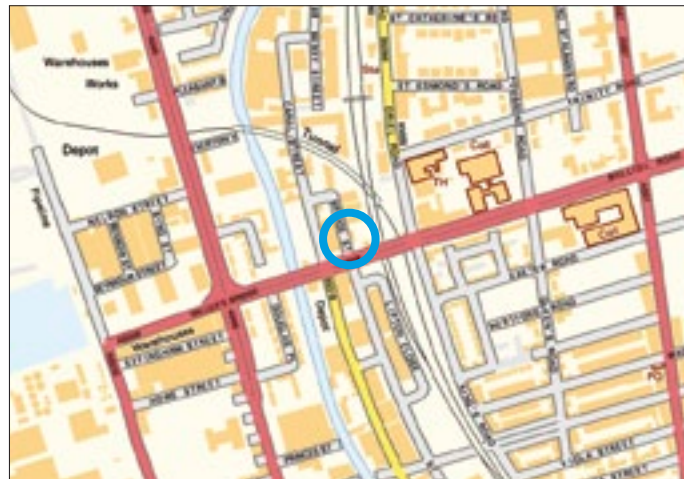
GUIDE PRICE £100,000+



Land and buildings comprising a two storey red brick building, railway arch storage, and hard surfaced storage yard area. The red brick building has been fitted to a shell state and benefits from concrete floors, relatively newly surfaced flat roof and mains electricity and water supply. The railway arch can be accessed via an electric security roller shutter and benefits from concrete floors, electric strip lighting and mains electricity supply.

Situated Fronting onto Bridge Street and are immediately adjacent to Millers Bridge within a well established industrial area approximately 4 miles from

Liverpool City Centre. Nearby Derby Road (A565) provides excellent links to Liverpool City Centre, The Port of Liverpool and the local motorway network via Princess Way (A5036).



Not to scale. For identification purposes only

Accommodation

Total Site Area:
1.361m² (0.33 acre)
Main Building GIA:
162m² (1,743 sq.ft)
Railway Arch:
148m² (1,595 sq.ft)

EPC Rating D

Tenure The premises are held by way of a long lease for a term of 99 years from the 22nd February 1979 at a ground rent of £4,500 per annum.