

Industrial

52/62 Brasenose Road, Bootle L20 8HE



Description

The property comprises an extensive workshop/warehouse facility. There is also a single storey showroom and office to the front of the property. The unit has a minimum eaves height of 3.66m (12"). There are two sliding concertina doors to the warehouse 4.57m x 4.57m (15" x 15"). The premises have a net lettable floor area of 1217.02 m² (13,103 ft²).

Location

The premises are located fronting Brasenose Road between Millers Bridge and Bedford Place, approximately 2 miles from the City Centre and within easy reach of the Peel Ports complex.

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Rental Price

£29,500 per annum.

Accommodation

Reception	10.61m ²	111ft ²
Office 1	9.56m ²	103ft ²
Office 2	9.29m ²	100ft ²
Office 3	10.59m ²	114ft ²
Main Warehouse	916.66m ²	9867ft ²
Storemans Office	8.08m ²	87ft ²
Mezzanine Stores	130.06m ²	1400ft ²
Below four offices extending to	122.45m ²	1318ft ²

W.C & Kitchen facilities

Legal Costs

The ingoing tenant to be responsible for the Head Landlords costs in dealing with the assignment/sublease.

VAT Statement

All price and rents quoted are exclusive of VAT.

Tenure

Leasehold. The premises are available by way of an assignment of an existing 99 year lease which commenced on 25th March 1968 on Full Repairing & Insuring terms and with 7 yearly open market rent reviews; or a sub-lease for a term to be agreed.

Rating Assessment

Rateable Value	£28,750
2017 Draft Valuation	£32,750

Other Info

SHORT TERM LEASE AVAILABLE.

Strictly by appointment with:



Jason Wadeson

Commercial Agency / Management

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