



### Tenure

Leasehold. Held for a term of 250 years (less 10 days) from 14th December 2011 (thus having some 243 years unexpired) at a ground rent of £100 per annum, subject to review.

### Location

Bootle has a resident population of some 52,000 and forms part of the Liverpool conurbation, being located 3 miles to the north of the city centre.

The property is prominently located on Stanley Road, close to local amenities and excellent public transport links and within close proximity to The Strand Shopping Centre, where occupiers include Iceland, B&M, Barclays, Tesco, New Look and Argos.

### Description

The property is arranged on ground floor only to provide a shop unit having a sales area of 525 sq m (5,650 sq ft) which is currently vacant. The property could be sub-divided, subject to obtaining all necessary consents. The property benefits from shop fronts with three sets of automatic doors and internal security roller shutters. There is rear loading.

The property provides the following accommodation and dimensions:

**Ground Floor** 525 sq m (5,650 sq ft)

**NB. Floor areas provided by the Vendor.**

### Tenancy

The property is to be offered VACANT.

### VAT

VAT is applicable to this lot.

### Planning (1)

The property may lend itself to alternative uses, subject to obtaining all the necessary consents. All enquiries should be referred to the local authority, the landlord and superior landlord.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 36-38 Band B (Copy available on website).

## Bootle

**Block 10 (formerly  
50-64 Stanley Road)  
Stanley Road  
Liverpool  
Merseyside  
L20 2AB**

- **Long Leasehold Vacant Shop**
- 525 sq m (5,650 sq ft) of ground floor sales space
- Potential for alternative uses (1)
- Prominent frontage onto main road
- May suit owner occupier or investor

## Vacant

**DISCLOSED RESERVE TO BE NO  
HIGHER THAN £50,000  
(£8.85 PER SQ FT CAPITAL  
VALUE)**

