



TO LET/FOR SALE

INDUSTRIAL UNITS

Units A, B & C Globe Road, Bootle, Merseyside L20 4DX

- From 6,617 sq.ft.- 20,046 sq.ft.
- To Be Refurbished
- 7m Eaves
- New profile cladded roof

LOCATION

The units are located in Bootle, a well-established suburb in the north of Liverpool, being just 3 miles from Liverpool City Centre & only 5.5 miles from Switch Island connecting to M57/M58 and wider national motorway networks.

The premises benefits from excellent communications being directly accessible by the A565 (Rimrose Road), acting as the main arterial route from the city centre to North Liverpool & wider Merseyside/Lancashire.

Description

The units located on Globe Road are full brick elevation, with refurbishment works including the following specification:

- New Profile Cladded Roof
- New Toilet Facilities
- 3 Phase Electricity Supply
- Cleaned & Painted Internal Walls

Areas

Unit A = 6,727 sq.ft. (625.0 sq.m.)

Unit B = 6,617 sq.ft. (614.7 sq.m.)

Unit C = 6,702 sq.ft. (622.6 sq.m.)

Terms

Available by way of new full repairing and insuring leases for a term of years to be agreed.

Rent

Unit A = £26,908 pa

Unit B = £26,468 pa

Unit C = £26,808 pa

All rents are exclusive of Rates, VAT and all other outgoings.

Freehold

The Freehold interest is available at £60.00 per sq.ft.

Service Charge

None Payable

Insurance

To be confirmed

Rates

Rateable Values

Unit A = £13,500

Unit B = £13,500

Unit C = £13,500

The multiplier for Rates Payable for 2019/2020 is 49.1%

EPC

The units are due to be reassessed following refurbishment.



VAT

We understand that the premises are registered to VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agents:

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