



TO LET

9-11 Hawthorne Road,
Bootle, Liverpool, L20
2DG

- Rent Incentives Available
- Suitable For A Number Of Uses, Subject To Planning
- Close to Town Centre
- Total Approx, NIA: 126.6 sq.m (1,363 sq.ft)

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Location

The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately 1 mile south of Bootle town centre and 3 miles north of Liverpool city centre. Hawthorne Road (A5090) is a busy arterial route leading northwards from Kirkdale and linking with the A5036 at Litherland, which in turn leads westwards to Liverpool North Docks and Seaforth Container Terminal. Alternatively eastwards to the M57 and M58 motorway junction at Switch Island. The immediate surrounding area is predominantly residential although there are commercial occupiers on Hawthorne Road and within the immediate area.

The Property

The subject property comprises a ground floor commercial unit within a two-storey mid terrace of traditional brick construction. Internally the premises benefits from essentially a `white box finish` with plastered walls, concrete flooring, fluorescent strip lighting and WC facilities to the rear of the unit. Externally the property consists of a hard frontage with a recessed access the added security of electric roller shutters and kerbside parking provision.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Areas:

126.6 sq.m (1,363 sq.ft)

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease, for a term to be agreed.

Rent

£12,000 per annum.

Rates

We understand through internet enquiries that the property has a rateable value of £6,600. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

EPC

Further details available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

