



FOR SALE

97 Rimrose Road,
Bootle, Liverpool,
L20 4HN

- Freehold Industrial/Warehouse Unit.
- 275.9 sq. m (2,970 sq. ft)
- Prominent location adjacent to Rimrose Road (A565)

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Location

The property is situated just off Rimrose Road (A565) which is the main arterial route running north of Liverpool City Centre.

It is located within a popular and established industrial area, approximately 2.5 miles (4km) north of Liverpool City Centre.

Adjoining major users in the area include Group 1 Toyota, Johnsons Hyundai Dealership, Go Outdoors, and Liverpool Power Boats.

The Property

The property comprises a single storey industrial unit of traditional brick construction, with a pitched, insulated, corrugated asbestos roof, which incorporates PVC roof lights.

The floor is solid concrete but has a non-slip painted wooden decorative cover. It provides a small reception area, main workshop, office and staff room/amenity area. The unit is in good decorative order.

Heating is provided by a gas fired overhead hot air blower unit.

Externally, there is a concrete surfaced yard, which can be used as either a car park or secure external storage.

Accommodation

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

275.9 sq. m (2,970 sq. ft)

Tenure

Freehold

EPC

The property has an Energy Performance Rating of D. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £10,000.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

£250,000

Viewings

Further information can be obtained from sole Agents SK Real Estate (Liverpool) Ltd

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