



FOR SALE

2 & 2a Thornton
Road, Bootle,
Liverpool, L20 5AP

- Freehold Industrial / Workshop Premises
- Established Location with Excellent Transport Links
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 325.9 sq.m (3,508 sq.ft)

FOR SALE

2 & 2a Thornton Road, Bootle, Liverpool, L20 5AP

Location

The property is situated on Thornton Road in Bootle, just off Marsh Lane (A5098), approximately 3 miles north of Liverpool city centre. The surrounding area comprises a mix of residential, retail, and commercial uses, with excellent access to local amenities and services. The property benefits from good transport links via Marsh Lane and Derby Road (A565), providing convenient access to Liverpool city centre. Public transport connections are also readily available, with regular bus services and nearby Bootle Oriel Road and Bootle New Strand railway stations offering direct Merseyrail services to Liverpool city centre and Southport

The Property

The property comprises a self-contained light industrial premises of traditional brick construction arranged over ground and first floors, together with a single-storey rear workshop and ancillary accommodation. The main building provides workshop and storage space at ground floor level, together with office, kitchen and WC facilities, whilst the first floor provides additional office accommodation. A separate workshop building is situated to the rear and accessed via a paved driveway, providing open-plan workspace together with ancillary office/store accommodation and additional workshop/storage space within the roof void. The property benefits, fluorescent strip lighting throughout, and a combination of timber and uPVC double-glazed windows. Externally, the property fronts Thornton Road with on-street parking available in the immediate vicinity.

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:

Ground Floor:	187.2 sq.m (2,025 sq.ft)
First Floor:	138.7 sq.m (1,492 sq.ft)

Tenure

Freehold.

EPC

A full copy of the EPC is available upon request.

Price

£150,000.

Rates

We understand through internet enquiries that the property has a rateable value of £11,075. Interested parties should make their own enquiry of Sefton Council's Rating Department on 0151 233 3008 or www.vo.a.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team (commercial@skre.co.uk)

