

TO LET

keppie
massie

CONVENIENCE STORE
279.19 SQ.M (3,005 SQ.FT)

1 MARSH LANE, BOOTLE, MERSEYSIDE
L20 4LZ

- FULLY FITTED OUT PROMINENT RETAIL
- EXTENSIVE CAR PARKING
- ON A MAIN ARTERIAL ROUTE WITH 25,000 VEHICLES PASSING DAILY
- LARGE DEMOGRAPHIC
- KEY STRATEGIC LOCATION SERVING NORTH LIVERPOOL AND LIVERPOOL WATERS

LOCATION

The property is located on Marsh Lane and Goldsmith Street just off the A565 a main arterial link road North of Liverpool. Motorway access is nearby, via Dunning's Bridge Road and Switch Island M57/M58 Interchange. There is a large surrounding demographic and the property is located on a key arterial link into Liverpool City Centre (approximately 3 miles to the South).

Up to 25,000 vehicles pass daily (according to a recent North Liverpool Key Corridor survey) and the surrounding area is within a key strategic growth area that includes Liverpool Waters. The route is also the main thoroughfare for commuters travelling from North Liverpool, West Lancs and beyond into Liverpool City Centre.

ACCOMMODATION

Floor	sq.m	(sq.ft)
Ground and Mezzanine	279.19	(3,005)

All areas are measured on a Gross Internal Area basis.

DESCRIPTION

The property comprises a recently fitted out retail unit with existing fixtures and fittings suitable for a grocery store or alternative uses. The property benefits from a loading access off Goldsmith Street and a front customer entrance from 1 Marsh Lane. There is an extensive adjoining car park.

Previously a trade counter showroom it is suitable for a variety of users.

The ground and mezzanine floor are split approximately 60/40. The above mezzanine provides further accommodation suitable for storage or as previously used office and production space.

The shop itself is fully fitted out with retail displays, finished floors and ceilings and ready to go as a fully operational retail outlet. Upfront savings are therefore significant.

The property forms part of a wider complex of retail and warehousing that includes a café, door showroom and offices.

RENT

The property is offered at £24,000 per annum.

TERMS

The premises are offered by way of a new FRI Lease.
Terms to be discussed further.

RATEABLE VALUE

The premises are within the Valuation Office rateable listings as follows:

Just Doors Showroom, 1 Marsh Lane, Bootle Merseyside – Rateable Value is £8,300. This is not the amount you pay and indeed it benefits from small business rates relief (where valid).

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.

EPC

EPC rating C-65.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

65

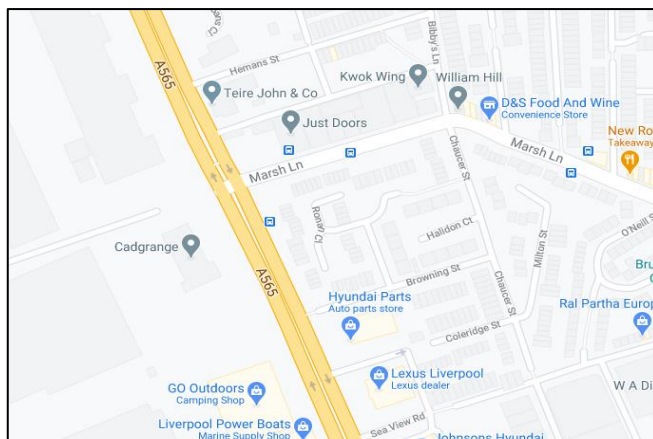
This is how energy efficient the building is.

Net zero CO₂ emissions

PHOTOS



LOCATION



DISCLAIMER - Keppie Massie (KM) give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
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5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.
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7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

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