

TO LET

1 MARSH LANE/GOLDSMITH STREET,
BOOTLE, LIVERPOOL, L20 4LZ

Industrial Unit/Trade Counter

- ❖ Extensive Car Parking
- ❖ On a Main Arterial Route
- ❖ Key Strategic Location
- ❖ Flexible Terms
- ❖ Roadside



LOCATION

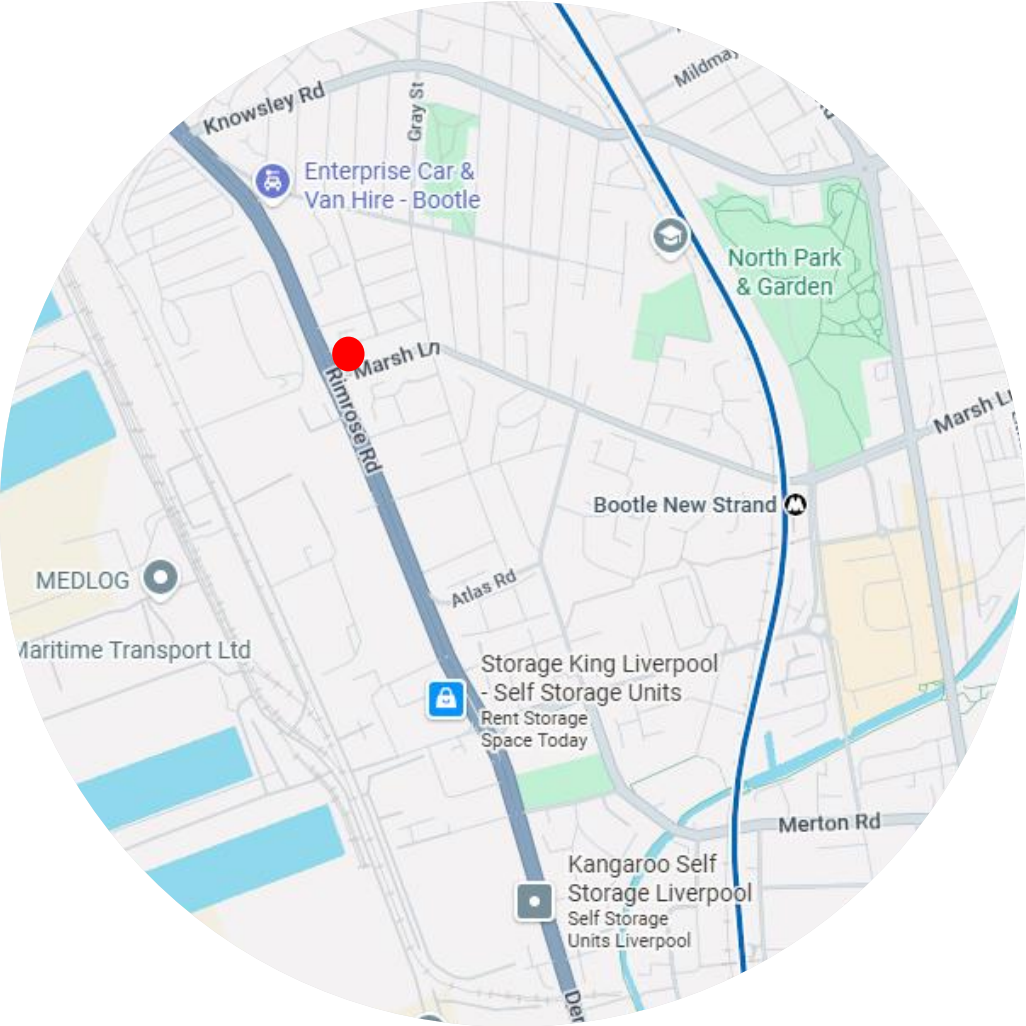
The subject property is located on Marsh Lane and Goldsmith Street just off the A565 a main arterial link road north of Liverpool. Motorway access is nearby, via Dunnings Bridge Road and Switch Island M57/M58 interchange. There is a large surrounding demographic and the property is located on a key arterial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

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.

DESCRIPTION

The property comprises an industrial unit with trade counter potential. 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 uses.

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

ACCOMMOATION

Ground and mezzanine – 279.19 sq. m (3,005 sq. ft)

TERMS

The premises are offered by way of a new lease. Further details available on application.

RATEABLE VALUE

Please make your own enquiries,

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

The property has a rating of 55C.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

commercial@keppiemassie.com
Tel: 0151 255 0755

timgarnett@keppiemassie.com
07852 240103



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- As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements. Please see <http://www.keppiemassie.com/CHP>

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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