



## TO LET – RETAIL UNIT

# Bootle New Strand Station

L20 5HJ



### Location:

Bootle New Strand station is located approximately 0.5 miles to the north of Bootle, in close proximity to the Strand Shopping Centre and Bootle North Park & Garden. The station is situated on the Northern Line, approximately 12 minutes travel time from Liverpool Central.

\*The latest figures available from the Office Rail & Road (ORR) record passenger entries and exits of 747,492 for 2022/23.

### Description:

A retail unit ideally suited to a grab & go coffee or food offer is available at Bootle New Strand station.

**747,492**  
Annual Footfall\*

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)



\* Footfall figures from the Office of Rail & Road for 2022/23



**Property:**

The premises comprise a self contained retail unit with serving hatches to the front elevation and opposite the ticket office. The kiosk has secure roller shutter doors and self contained WC and wash facilities. The net internal floor area is as follows.

**Unit Size:**

Retail Unit: 15.14 sq.m.                      163 sq.ft.

**Rent:**

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

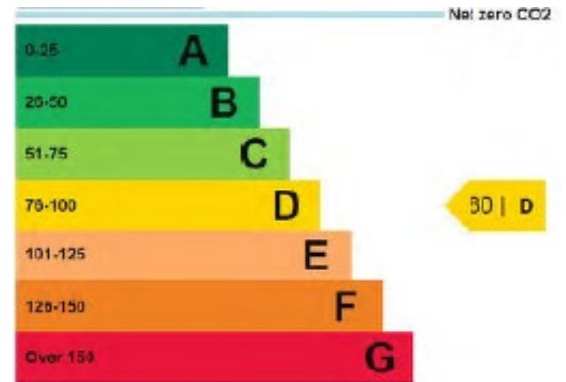
**Rates, Services & Insurance**

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

**EPC:**



For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

Advance Ventures is acting on behalf of Merseyrail Electrics (2002) Limited, a company registered in England and Wales with company number 04356933 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.