Retail Unit - Bootle New Strand station

TO LET - RETAIL UNIT

Bootle New Strand station, L20 5HJ

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

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.

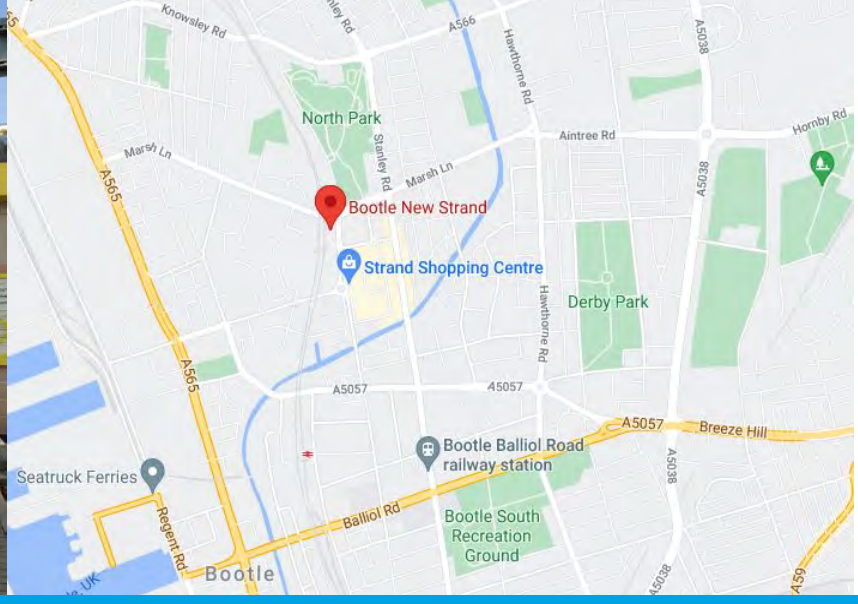
*The latest figures available from the Office Rail & Road (ORR) record passenger entries and exits of 1,221,302 for 2019/2020.

1.2m+

Annual station footfall*

ADVANCE VENTURES

Merseyrail



Grab & Go Coffee | Grab & Go Food

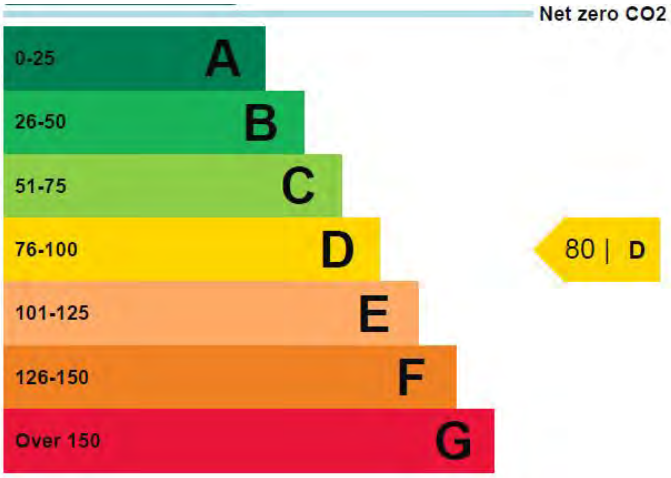
Property:

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:

Ground Floor: 15.14 sq.m. 163 sq. ft.

EPC:



Rates, Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

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

Costs:

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

Inspection:

Viewings can only be carried out with prior notice by contacting:

James Catling
+44 (0)7990 654567
enquiries@advanceventures.co.uk

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