



219 - 223 Knowsley Road, Bootle, L20 4NN

Asking Price £450,000

Nestled on the bustling Knowsley Road in Bootle, this commercial property presents an excellent opportunity for businesses seeking a prime location. The area is well-connected, offering easy access to local amenities and transport links, making it an ideal spot for both customers and employees.

The property boasts a spacious layout, providing ample room for various business ventures. Its versatile design allows for a range of uses, whether you are looking to establish a retail outlet, office space, or a service-based business. The surrounding neighbourhood is vibrant, with a mix of residential and commercial establishments, ensuring a steady flow of foot traffic.

With its prominent position on a busy road, this property benefits from high visibility, which is crucial for attracting potential clients. The interior can be tailored to suit your specific needs, allowing you to create an inviting atmosphere that reflects your brand.

In addition to its strategic location, the property is surrounded by a supportive community of local businesses, fostering a collaborative environment that can enhance your enterprise. The potential for growth in this area is significant, making it a wise investment for the future.

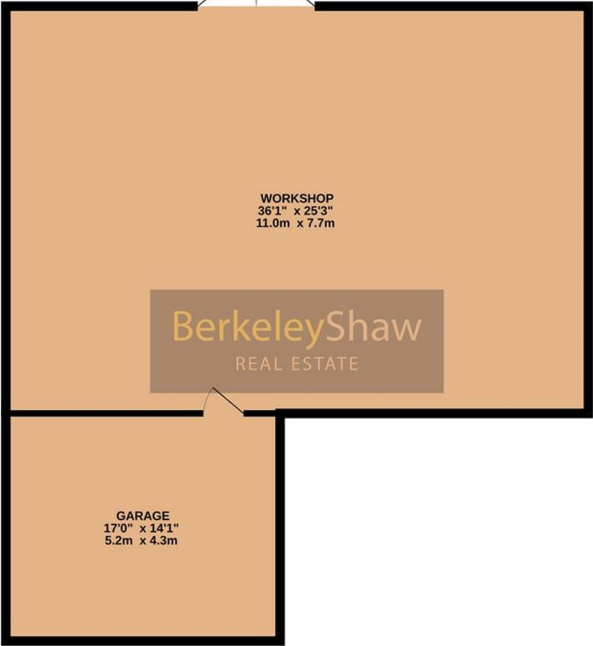
In summary, this commercial property on Knowsley Road offers a fantastic opportunity for those looking to establish or expand their business in Bootle. With its prime location, spacious layout, and potential for customisation, it is a prospect not to be missed.



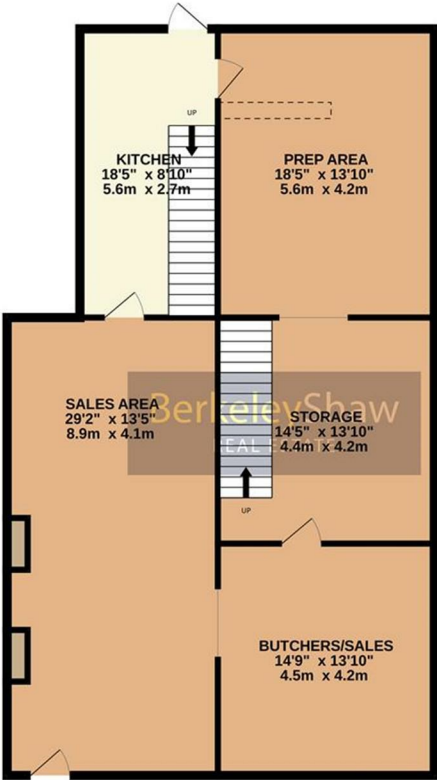
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.

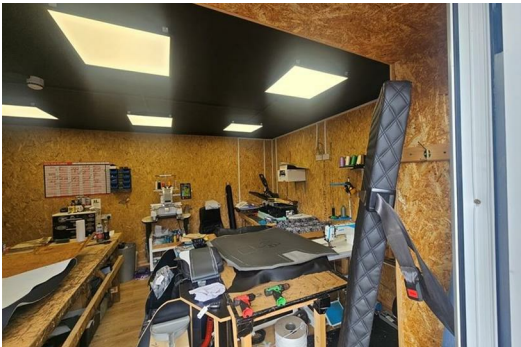


GROUND FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

