

TO LET GROUND FLOOR RETAIL / OFFICE PREMISES

Eddisons



UNIT 4 STELLA NOVA, WASHINGTON PARADE, BOOTLE TOWN CENTRE, LIVERPOOL L20 4TQ

\ Prominent location in the heart of Bootle town centre adjoining Bootle New Strand train station.

\ Suitable for retail, financial and professional services, offices and commercial public caller space.

AVAILABLE SPACE
206.9 m² (2,227 sq ft)

LOCATION

Stella Nova is a landmark development located on the corner of Strand Road and Washington Parade in the heart of Bootle town centre approximately 3½ miles north of Liverpool City Centre.

It lies opposite The Strand Shopping Centre and next to Bootle New Strand Merseyrail Station and Bootle Bus Terminus.

An Asda Superstore is immediately adjacent to the site. Significant occupiers in the vicinity include the Health and Safety, Mental Health Matters and Merseyside Probation Services.

DESCRIPTION

The unit is currently fitted out to office specification offering both open plan and acoustically sealed cellular offices to the following specification:

- Suspended ceilings incorporating recessed lighting.
- Painted plaster walls.
- Carpeted floors.
- Heating via wall mounted radiators from a central bio-mass boiler.
- The unit benefits from an air handling system through recessed ducting in the ceiling.

The unit can be stripped to “shell form” and sub-divided as appropriate dependent upon an incoming tenant’s preference relating to one or all of the available accommodation.

Ample on site secure parking is available for up to 20 vehicles (separate charges apply). The property also benefits from an entrance from the rear service yard.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice we measured the property on the basis of its Net Internal Area (NIA) as follows:

UNIT	M ²	SQ FT
Unit 4	206.9	2,227

VAT

All prices where quoted are exclusive of but may be liable to VAT at the prevailing rate.

BUSINESS RATES

The property is entered in the 2023 Rating List as follows:

Unit 4 Stella Nova, Washington Parade, Liverpool L20 4TQ.

Description: Shop & Premises
Rateable Value: RV £17,250

PLANNING PERMISSION

Stella Nova was built in 2009 and the ground floor units have planning permission for A1, A2, D1 or for offices with counselling facilities.

TERMS

The individual unit is placed to the market by way of the granting of a new lease on terms to be agreed between the parties.

EPC

The property has an EPC Rating in Band B, a copy of which is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

Viewing strictly by prior appointment with the sole agent

Robert Diggle
Eddisons
Tel / 0151 268 5280
Email / robert.diggle@eddisons.com

APRIL 2023
SUBJECT TO CONTRACT

For more information, visit eddisons.com
T: 0151 268 5280

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

STAFF CAR PARKING AVAILABLE

ENTRANCE TO RESIDENTIAL TOWER

Clark & Davidson

mhm
mentalhealthmatters

UNIT 4 AVAILABLE TO LET

RASA MERSEYSIDE

HHS

VEHICULAR ACCESS TO REAR SERVICE YARD AREA

STRAND ROAD

WASHINGTON PARADE

CLIENT	AWAKE LTD.
LOCATION	215-219, Wash Parade, South, CH42 3JF
PROJECT	Unit 4/5/6/7/8
DATE	21/08/2024
SCALE	1:500
DATE	14/10
DATE	09/03
DATE	08/10/23

AWAKE
Architects Ltd.

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www.eddisons.com



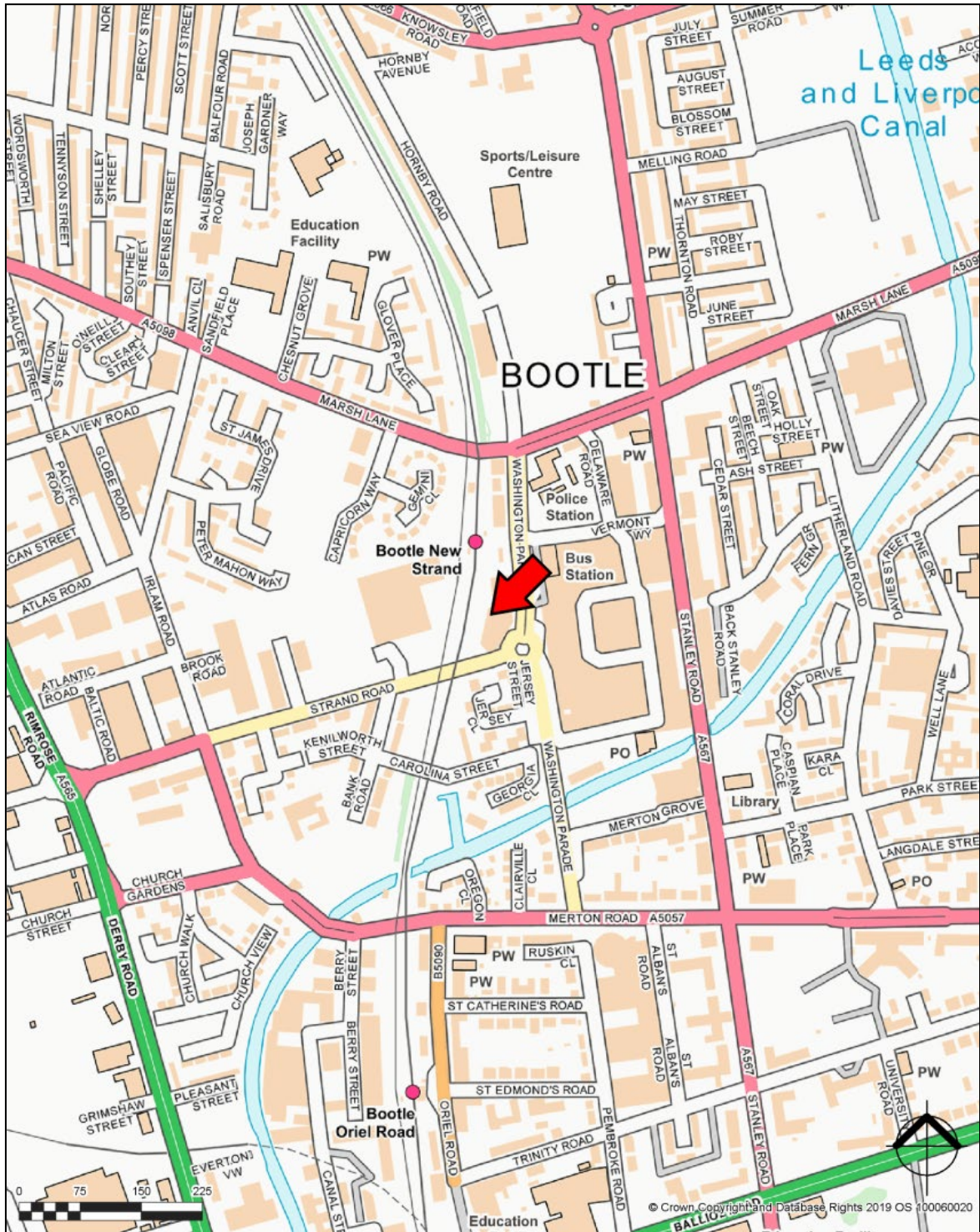
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STREET PLAN



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AERIAL VIEW



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