



**LANDWOOD  
GROUP**

# For Sale

Upon instructions of a private client due to relocation

**107-115 Marsh Lane, Bootle, Merseyside, L20 4JD**

## Mixed-Use Opportunity

- Warehouse/Industrial Gross Internal Area of approximately 3,576 Sq. Ft and Offices Gross Internal Area of approximately 9,298 Sq. Ft.
- Suitable for a range of uses.
- Opportunity for redevelopment, subject to planning consent.
- Long leasehold and freehold.
- Established mixed-use, and well-connected location.
- Available with Vacant Possession.

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## Location

The subject is located in Bootle a town in the Metropolitan Borough of Sefton, Merseyside. It is approximately 3 miles north of Liverpool City Centre.

The property is situated on (A5098) Marsh Lane at its junction with Spenser Street. Marsh Lane provides connections to a number of A roads that link to surrounding north suburbs and the M57 and M58 motorways. Bootle New Road railway station is within 0.6 miles.

The immediate vicinity is mixed use in nature. Marsh Lane provides residential housing, a youth and community centre, shops, pubs, a primary school, and Marsh Lane Police Station.

## Description

The property comprises a substantial mixed-use building with basement arranged over two storeys to the front, and three storeys to the rear, with a separate detached warehouse.

The main building is predominantly L-shaped and has been merged with adjoining properties and converted to provide a mix of office and industrial accommodation. The current internal layout provides offices and a workshop and storage to the ground floor, offices to the first and second floors, and storage to the basement.

Externally, there is a secure concrete yard and a small tarmac car park to the east side of Spenser Street. Both the main building and car park are accessed via Spenser Street.

## Tenancies

Available with vacant possession.

## Tenure Information

The premises are held under long leasehold titles MS330484, MS469032 and MS402837 and freehold titles MS78833 and MS409759. The ground rents on the leasehold titles are £8, £9 & £16. Copy OCE Registers and Plans available on request.

## Planning

All parties must make their own planning enquiries through the local planning authority which is Sefton Metropolitan Borough Council; <https://www.sefton.gov.uk>

## Accommodation

We calculate the gross internal area to be as follows: -

Description	Sq. m	Sq. Ft
<b>Ground Floor</b>		
Workshop / Storage	332.22	3,576
Offices	298.75	3,215
<b>First Floor</b>		
Offices	488.01	5,253
<b>Second Floor</b>		
Offices	77.17	830
<b>Basement</b>		
Storage	85.10	916
<b>TOTAL</b>	<b>1,281</b>	<b>13,790</b>

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers Invited over £400,000.

## Viewings

Strictly by appointment.

**Call the Property Agency Team**