

For Sale
Asking Price - £175,000



Detached Industrial Premises with Yard

6,155 SQ FT (571.8 SQ M)

📍 5 BRIDLE WAY, BOOTLE, MERSEYSIDE, L30 4UA

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Turner Westwell
Commercial Agents

KEY FEATURES

- Detached industrial premises with yard
- Excellent communication and transport links
- Located less than 1 mile from Aintree Railway Station
- Positioned approximately 1 mile south west of A49 and 2.5 miles south of the M58 and M57
- Situated on a 0.451 acre site
- Low site coverage - 33.7%
- Sold with Vacant Possession
- Held Leasehold under Title Number MS394592 by way of a 99 year lease from 06/06/1966 (approximately 39.5 years unexpired)
- Asking Price - £175,000



LOCATION

The property is located in Bootle, a town approximately 6 miles north of Liverpool City Centre. The area is mainly commercial and industrial, with warehouses, business units and offices nearby and is situated within a well-established trading estate.

The location has strong transport links, being close to main roads such as the A59 and A5036, which connects to the M57, M58 and other motorway routes, providing convenient travel across the Liverpool City Region and beyond.

Nearby amenities includes Aintree Racecourse Retail Park and Aintree Railway Station, both less than 1 mile away.

DESCRIPTION

The property comprises a detached single storey industrial unit of approximately 571.87 sq m (6,155 sq ft). The unit is of concrete construction set beneath a flat roof covering, incorporating 6 roof lights.

Internally, the property is open plan in nature, providing a manufacturing/storage, area along with several partitioned offices and store rooms. The property is served by a dock level loading door to the rear, along with a roller shutter set within the front elevation for loading.

The property has a minimum eaves height of 2.68m and a maximum height of 3.84m.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	571.8	6,155

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

TITLE/TENURE

The property is held Leasehold under Title Number MS394592 by way of a 99 year lease from 06/06/1966 (approximately 39.5 years unexpired).

Ground Rent payable of £8,900 per annum.

SALE PRICE

Asking Price - £175,000.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £25,500, with effect from 1st April 2026. The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(65). The certificate is valid until 7th March 2032. A full copy of the Report is available upon request.



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ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

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