



BTG
Eddisons

TO LET

GROUND FLOOR RETAIL / OFFICE PREMISES

0151 268 5280

eddisons.com



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 Diggie

Eddisons

Tel / 0151 268 5280

Email / robert.diggie@eddisons.com

APRIL 2023

SUBJECT TO CONTRACT

For more information, visit eddisons.com

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BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

ENTRANCE TO RESIDENTIAL TOWER

WASHINGTON PARADE

STRAND ROAD

VEHICULAR ACCESS TO REAR SERVICE YARD AREA

UNIT 8

UNIT 5-6-7

UNIT 4

UNIT 2-3

1B

1A

STAFF CAR PARKING AVAILABLE

Clark & Davidson

mhm
mentalhealthmatters

UNIT 4
AVAILABLE TO LET

RASA
MERSEYSIDE

AMERICAN SOCIETY OF
LOCAL ROYALS

HHS

CLIENT	AWAKE LTD
LOCATION	100-104, Washington Parade, South, 03182
PROJECT	Lettable Units
DEVELOPER	AWAKE LTD
DATE	12/03/2024
SCALE	1:250
DATE	14/10/2024
PROJECT	OP 03
REV	B
DATE	12/03/2024

AWAKE
Architects Ltd

100-104, Washington Parade, South, 03182
100-104, Washington Parade, South, 03182
100-104, Washington Parade, South, 03182

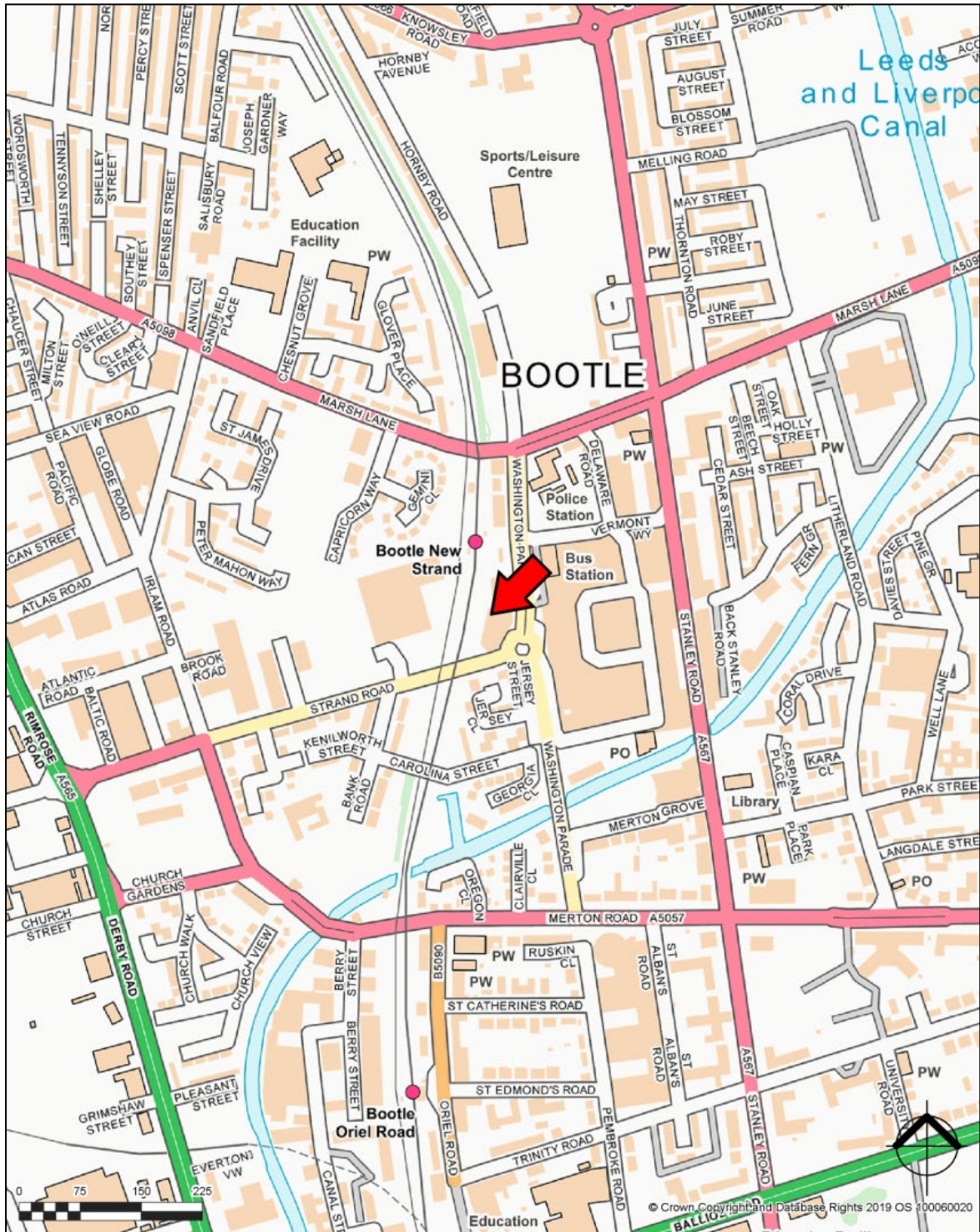


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STREET PLAN



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AERIAL VIEW



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