

STELLA NOVA

WASHINGTON PARADE, BOOTLE, LIVERPOOL L20 4TZ

5 INDIVIDUAL RETAIL UNITS FROM 570 TO 4,110SQFT



15,000 WHITE COLLAR WORKERS WITHIN 750M OF STELLA NOVA 356,000 CATCHMENT AREA MAJOR EMPLOYERS INCLUDING HMRC, HSE, SEFTON COUNCIL SIGNIFICANT ONGOING REGENERATION INCLUDING NEW HSE HQ, NEW ALDI, ASDA AND INVESTMENT CENTRE ADJACENT TO BUS TERMINUS SERVING OVER 35 ROUTES NEXT TO NEW STRAND MERSEYRAIL STATION - 10 MINS TO LIVERPOOL CITY CENTRE OPPOSITE MAIN BOOTLE TAXI RANK ALONGSIDE NEW ASDA AND STRAND SHOPPING CENTRE



THE DEVELOPMENT

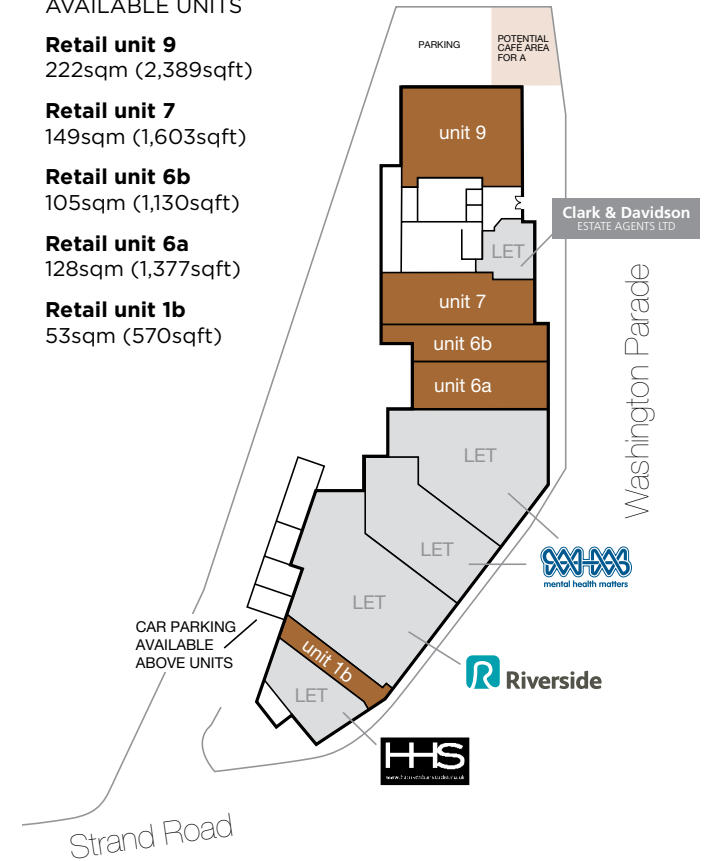
Stella Nova has become a Landmark development at the heart of Bootle's retail and commercial core with exceptional prominence to Washington Parade. This striking mixed-use development comprising of 142 privately-owned luxury apartments and approximately 18,000 sqft of ground floor retail and business space. The quality of accommodation has already been acknowledged by Riverside Housing, the NHS (Mental Health Matters), Clark & Davidson Estate Agents and award-winning Harrison Hair Studio who now occupy over 60% of the ground floor space. Other uses, especially office/commercial, may be considered subject to necessary consents.

SPECIFICATION

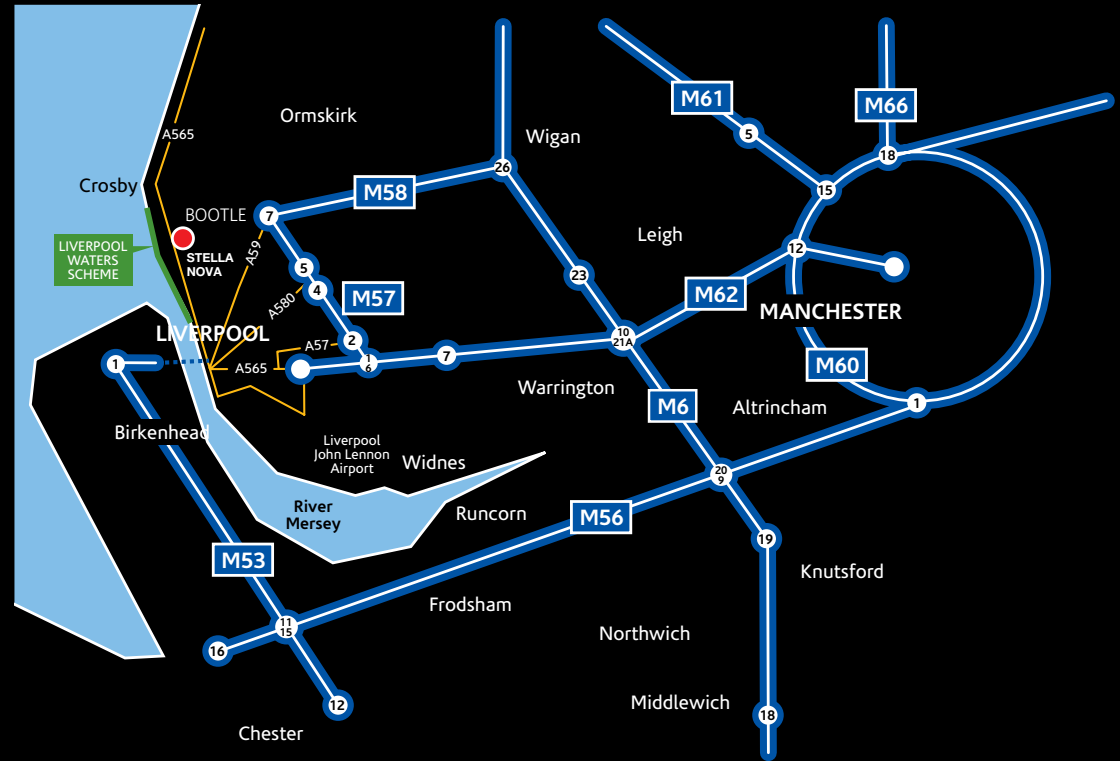
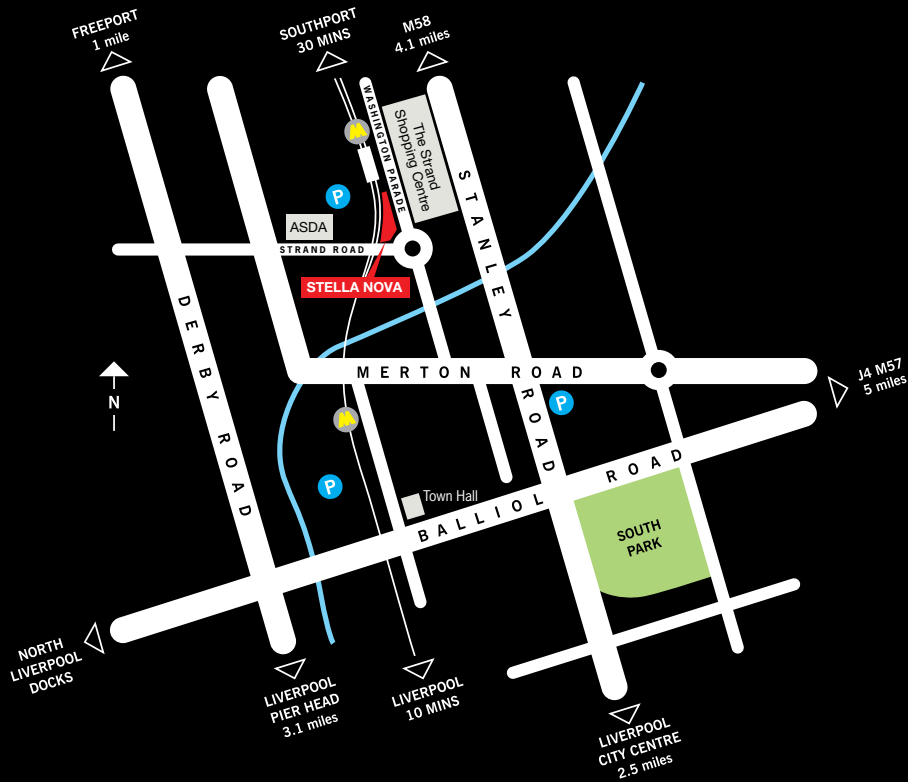
All units are provided to a developer's shell specification, ready for tenant's fit-out. A copy of the proposed specification is available on request. Alternatively, the Developer would consider fitting units out to a specific occupational requirement.

AVAILABLE UNITS

- Retail unit 9**
222sqm (2,389sqft)
- Retail unit 7**
149sqm (1,603sqft)
- Retail unit 6b**
105sqm (1,130sqft)
- Retail unit 6a**
128sqm (1,377sqft)
- Retail unit 1b**
53sqm (570sqft)



SUITABLE FOR CAFE, RETAIL, RESTAURANT OR OFFICES...



BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the Local Authority.

Interested parties should make their own enquiries to Sefton Borough Council

VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they may be liable.

TERMS

The accommodation is available on new leases for terms to be agreed.

SERVICE CHARGE

A service charge will be levied to recover the cost of a fair proportion of the landlord's outgoings to include cleaning and lighting of common parts, building insurance, lift maintenance, security etc.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

CAR PARKING

Ample on-site staff car parking available.



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