

Hawthorne Road
Bootle, L20

Freehold
In the region of £134,950



- Building & Business
- Two Shop Units / 3 Storey
- Fully Equipped Gym



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Logic Are Offering For Sale This Building And Business

To Comprise;

Shop Unit One

Shop Unit Two

Possible Flat Conversion (Currently Used As A Fully Equipped Gym)

Two Bedroom Flat (£300 pcm)

In our inspection we did not carry out a survey nor were we able to test service or fixtures and fittings and can therefore offer no warranty or guarantee.

To View Call Logic.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Performance Certificate

Non-Domestic Building



Certificate Reference Number:

9497-3089-0393-0600-5891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 106

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	223
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	141.28

Benchmarks

Buildings similar to this one could have ratings as follows:

57 If newly built

73 If typical of the existing stock