

TO LET BY WAY OF INFORMAL TENDER

LOCK-UP RETAIL SHOP UNIT

21 IRLAM ROAD BOOTLE L20 4AE
(Approx.59.7 sq.metres)



Strategic Asset Management
Ground Floor
Magdalen House
30 Trinity Road
Bootle
L20 4NJ
Email: property.management@sefton.co.uk

Ref: Asset 482/PE1534/MJF

MISREPRESENTATION ACT 1967

Sefton Council, as lessor, hereby gives notice that the information provided in these particulars is provided on the following conditions:

1. These particulars are set out as a general outline only, for the guidance of intending lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All statements contained in these Particulars as to the premises are made without responsibility on the part of the Lessor. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. The Lessor does not make or give, nor has any person in the employment of the Lessor, any authority to make or give any representations or warranty whatsoever in relation to the property.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the lessee.

21 IRLAM ROAD BOOTLE L20 4AE

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- A. Location Plan
- B. Energy Performance Certificate
- C. Tender Form

1.0 Introduction

- 1.1 Sefton Council invites annual rental offers for a five-year lease of 21 Irlam Road, Bootle.
- 1.2 The property comprises a small lock-up shop (approx. 59.7 sq.m.) in a mixed-use retail parade in the heart of an established residential area in Bootle. Street parking is available to the front and there is a service yard for tenants use only at the rear of the shops.
- 1.3 The property is being offered to let on a business tenancy for a lease-term of five-years with the tenant being responsible for keeping the property in good repair (with the exception of the roof, load-bearing walls and other main structures). The tenant will be responsible for obtaining buildings, contents and public liability insurance. The insurance to include plate glass, windows, doors and fixtures and fittings.

2.0 Location

- 2.1 The shop enjoys a mid-terrace position within a small retail parade of eight shops. Neighbouring shops include a pet shop, newsagent, gym, pilates studio, hairdressers and beauty salon and a former takeaway. Please note that bids from any competing users will not be considered.
- 2.2 Enjoying a high level of passing traffic and also lying within an established residential neighbourhood, this unit presents an excellent opportunity for a new or established business to prosper.
- 2.2 The location of the parade lies 0.75 miles north of Bootle centre. See 'Location Plan' at Appendix A.

3.0 Description

- 3.1 21 Irlam Road is a mid-terraced unit on the parade and offers a single-fronted position - refer to site plan at Appendix A.
- 3.2 The property comprises a single storey lock up unit with a retail area of approximately 59.7 sq.m plus rear storage and a WC. The front windows with separate door are wooden framed and protected by 3 no. manual roller-shutters. A rear wooden access door leads to the service yard at the rear of the shopping parade. This also has an external manual roller shutter.
- 3.3 Previously used as a grocer's store the unit is suitable for a variety of retail uses (subject to Council and Planning approval). It is a presentable unit with tiled floor throughout the retail area.
- 3.4 Electricity, water and gas are available to the premises and will be subject to separate metering with the relevant statutory authorities. Interested parties are recommended to carry out their own inspection

and make the necessary checks with the relevant utility companies to verify the position. As at 7 January 2026 the supplies were believed to be connected.

- 3.5 The premises are available to view between 10 am and 11.30 am on Tuesday 2 June and Tuesday 23 June, 2026. Confirmation of appointment may be made with Mike Forster, Interim Senior Estates Surveyor, who can be contacted on 07812 097107 or by email at: mike.forster@sefton.gov.uk

4.0 Planning

- 4.1 The premises lie within an area that is allocated as primarily residential and therefore most types of retail use would be acceptable to the Council. Consideration will be given to tenders for alternative uses for which planning permission may be required. Note that changes to signage will require prior written consent from the Council as landlord and separately as the local planning authority.

5.0 Services and Premises Investigations

- 5.1 Prospective tenderers should make their own investigations, enquiries and searches regarding the availability of utility services etc together with all other matters affecting the premises in order to establish that they are suitable for the intended use.
- 5.2 Upon submission of a tender to lease the premises, the submitting party is deemed to have full knowledge of all the facts relating to the premises and, in addition, will have the responsibility of having already satisfied himself/herself as to the availability of any necessary finance prior to submitting a rental offer.
- 5.3 The Rateable Value of the premises is £5,100 (w/e/f 1 April 2023), increasing to £5,500 from 1 April 2026. Please contact the Business Rates section on 0151 934 4360 for details the rates payable and of any rate relief that may be applicable to this property (note that small businesses may be charged a lower rate).
- 5.4 The ingoing tenant will be responsible for the payment of all outgoings associated with the premises plus buildings and contents insurance.
- 5.5 The Council will undertake works to make the unit statutorily complaint prior to the granting of the lease and that the Tenant will be required to hand the premises back in a statutorily compliant condition.

6.0 Terms and Conditions for Lease

- 6.1. The premises shall be as shown edged red on the Location Plan at Appendix A.
- 6.2 The Lease will be for a term of five years commencing from a date to be agreed.

- 6.3 The Lease will be a standard business tenancy with protection under the Landlord and Tenant Act 1954, Part II.
- 6.4 The rent offered to the Council will be payable quarterly in advance, exclusive of VAT and all other outgoings. Note that the Council has not elected to charge VAT on the rent at this property.
- 6.5 The Tenant will be responsible for the payment of rent, VAT, business rates, insurances, taxes and any other outgoings that may be levied in respect of the premises.
- 6.6 The premises will be used only for purposes approved by the Council as the Landlord owner and, separately, as the Planning Authority.
- 6.7 The Tenant will be responsible for keeping the premises, with the exception of the roof, load-bearing walls and other main structures in good repair to the Council's reasonable satisfaction, throughout the period of the Lease. Note that the property does not have a security alarm and has manually operated roller-shutters to the shop frontage and the rear door.
- 6.8 The Tenant must keep the premises in a clean and tidy condition. Upon termination of the Lease the Tenant will surrender the premises in no worse condition than at commencement, to be evidenced by a photographic Schedule of Condition entered into between the parties. Upon lease expiry, the Tenant will be responsible for the removal of all approved signs, additions and structures erected on the premises, if required to do so by the Council.
- 6.9 No alterations can be undertaken without prior written consent from the Landlord.
- 6.10 The Tenant shall paint the premises internally and externally at least once during the term of the Lease. The paint scheme shall be agreed with the Council prior to commencement of painting.
- 6.11 The parties to the Lease shall agree an Inventory upon commencement of the Lease detailing any fixtures and fittings.
- 6.12 The Tenant shall be responsible for the security of the premises and any items stored therein.
- 6.13 The Tenant will indemnify the Council against all costs, claims, damages etc arising out of the use and occupation of the premises and shall provide evidence of such Third Party and Public Liability insurance cover upon demand.
- 6.14 The Tenant will be responsible for buildings insurance for the full reinstatement value of the premises and shall provide evidence of such insurance cover on demand.

- 6.15 The Tenant will ensure that no nuisance or annoyance is caused to adjoining owners, tenants, or occupiers.
- 6.16 The Tenant must provide the Council with two contact names, addresses and telephone numbers in case of emergencies.
- 6.17 The Lease shall be personal to the Lessee (Tenant) and shall not be capable of assignment without Council consent, consent not to be unreasonably withheld. Subletting will not be permitted.
- 6.18 The Tenant will be responsible for obtaining all necessary Statutory Approvals in connection with the use of the premises.
- 6.19 The Tenant will be responsible for electricity, any alarm, the roller shutter doors and any emergency lighting, and to provide evidence of such certification to the Council upon renewal and on demand.
- 6.20 The Tenant must comply with all Statutory Regulations, Acts and Health and Safety Legislation in connection with the occupation and use of the premises.
- 6.21 The Tenant shall not be permitted to erect any signage without the prior written consent of the Council as Landlord and Planning Authority.
- 6.22 All other terms and conditions as contained in a Lease to be prepared by the Head of Corporate Legal Services.

7.0 Costs

- 7.1 The ingoing Tenant must pay the Council's professional fees, as follows:
 - Surveyors Fees - 10% of the annual rent (minimum £500.00)
 - Legal Fees - £650 for preparation of the legal documentation

8.0 Submitting a Tender

- 8.1 The Council invites tenders for a Lease period of 5 years for the lock up unit at **21 Irlam Road, Bootle L20 4AE**.
- 8.2 Tenderers are invited to fully complete the Tender Form which is incorporated in this document, and which must be **returned by email only to mike.forster@sefton.gov.uk no later than 12 NOON ON FRIDAY 3rd July 2026.**

Please mark the title of the e-mail 'Tender Submission Confidential – 21 Irlam Road'

- (a) Only offers of fixed specific amounts will be considered.
- (b) The Council does not undertake to accept the highest or any offer.
- (c) The Council by the issue of these Particulars of Tender and the

receipt of any and every tender pursuant thereto, declare that it is not the intention to enter into a legal relationship with or accept any contractual or other duties towards any tenderer and these Particulars of Tender and any such tender received pursuant thereto are merely an Invitation to Treat.

- (d) Upon the submission of an offer the tenderer will be deemed to have full knowledge of all the facts relating to the concession.
- 8.3 The Council wishes to let the premises known as **21 Irlam Road, Bootle L20 4AE** on a five-year lease from a date to be agreed. The letting is to be by informal tender.
- 8.4 Prospective tenderers must complete and submit the Tender Form at the end of these particulars (see Appendix C) and all the questions must be answered.
- 8.5 The deadline for receipt of email tenders by the Council is no later than **12 noon on Friday 3rd July 2026**.
- 8.6 The Council does not bind itself to accept the highest or any tender.
- 8.7 The Council will only accept offers submitted on the attached Tender Form and any side letters or offer letters will not be considered.
- 8.8 Only offers of fixed specific rent amounts will be considered.
- 8.9 The Council, by the issue of these Particulars and the receipt of any and every tender pursuant thereto, declares that it is not the intention to enter into a legal relationship with or accept any contractual or other duties towards any tenderer, and these Particulars and any such tender received pursuant thereto is merely an invitation to treat.
- 8.10 The Council will, under no circumstances, be responsible for the payment of any surveyors, agents or solicitors' fees or commissions.

9.0 Additional Information & Viewing

- 9.1 Should you have any questions in relation to the submission of your Tender, please contact Mike Forster on 07812 097107 or by e-mail at mike.forster@sefton.gov.uk
- 9.2 Inspection of the premises is by **attendance on the following viewing dates and times 10am to 11.30am on Tuesday 2nd and 23rd June 2026**. Confirmation of appointment may be made by contacting Mike Forster on 07812 097107 or by e-mail at mike.forster@sefton.gov.uk .

If he is not available, contact: property.management@sefton.gov.uk.

10.0 Freedom of Information Act 2000

10.1 Please note that under the provisions of the Freedom of Information Act 2000, it may be a requirement for the Council to divulge information to third parties.

11.0 Form of Tender

11.1 All tenders must be submitted on the Council's standard form of tender – please refer to the Tender Form at Appendix C (below).

Appendix A - Plan

21 Irlam Road, Bootle – edged in Red on Plan



Appendix B – Energy Performance Certificate

Energy performance certificate (EPC)			
21 Irlam Road BOOTLE L20 4AE	Energy rating D	Valid until:	6 September 2035
		Certificate number:	5419-3184-4347-9430-2807

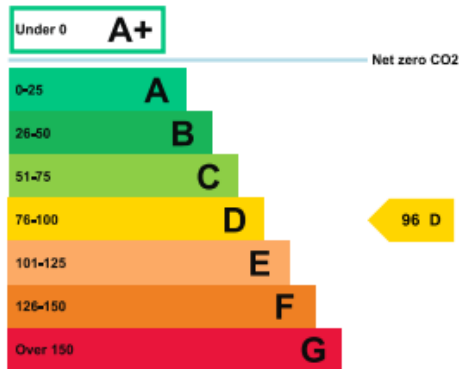
Property type	Retail/Financial and Professional Services
Total floor area	65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	6 A
If typical of the existing stock	24 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.35
Primary energy use (kWh/m ² per year)	274

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0394-2236-5134-5142-5517\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Jones
Telephone	07894 707713
Email	ianjonesnws@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021170
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Go Property Reports Ltd
Employer address	Berrington House Selby Place Skelmersdale WN8 8EF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 September 2025
Date of certificate	7 September 2025

Appendix C – Form of Tender

LOCK UP UNIT AT 21 IRLAM ROAD, BOOTLE, L20 4AE

Name/Company.....

Address.....

.....

Telephone Number

Mobile Number

Email

Hereby Offer The Sum Of £Per Annum (In Figures)

.....

.....Per Annum (In Words)

For A Lease of Lock up Unit at 21 Irlam Road, Bootle, L20 4AE

For a Term of FIVE Years.

Referees - Names and Addresses of two Persons who can refer to your Financial, Personal or Business status. In addition, please supply the address of your Bank, including Details of Sort Code and Account Number, who the Council will approach for a Bank Reference:

1. Reference

.....

.....

2. Reference

.....

.....

3. Bank name

Sort code

Account number

Account name

Signature.....

Date.....

The Council does not bind itself to accept the highest or any Tender.

Only Offers of fixed specific amounts will be considered.

Tender forms and supporting information to be returned by email to:

[mike forster@sefton.gov.uk](mailto:mike.forster@sefton.gov.uk) by 12 Noon on Friday 3rd July 2026.

Emails must include In the Subject Field/Line – ‘Tender Submission
Confidential – 21 Irlam Road’