

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Office, Retail

361 Woodchurch Road, Prenton, CH42 8PE



Description

The premises comprise a ground floor lock up shop unit extending to 74.32 sq.m (800 sq.ft). The unit has the benefit of class A2 planning permission and was completely refurbished in 2014.

Location

The premises are situated in a well established trading position within a parade of shops on Woodchurch Road in Prenton town centre. The location benefits from being close to Sainsbury's supermarket and many other high street chains. There is a good pedestrian / traffic flow and the area is well provided by local transport services.

0151 647 9272

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Rental Price

£15,000 per annum

Accommodation

Front Sales	37.35m ²	402ft ²
Glass Fronted Office	9.75m ²	105ft ²
Kitchen/Staff Room	9.20m ²	99ft ²
Store Room	10.87m ²	117ft ²

WC Facilities

Legal Costs

The in-going tenant will be responsible for the landlords and outgoing tenants legal costs incurred in the assignment.

VAT Statement

All prices and rents quoted are exclusive of vat if applicable.

Tenure

The premises are available by way of an assignment of an existing 10 year lease which commenced in August 2015. There is a rent review and tenant only break option in August 2019. The lease is drafted on effectively full repairing and insuring terms.

Rating Assessment

Rateable Value	£15,500
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Other Info

Viewing strongly recommended

Strictly by arrangement with the sole agents



Sean Seery

Residential / Commercial Management

E: sts@smithandsons.net

T: 0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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