

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

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**TO LET**

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Office, Retail

36 Bebington Road, New Ferry, Wirral, Merseyside. CH62 5BH

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### Description

The property was previously used as a bank and Community Centre but is suitable for a variety of alternative uses and possible future redevelopment.

### Location

The premises are located in the pedestrianised area of New Ferry Town Centre where School Lane meets Bebington Road.

0151 647 9272

# 36 Bebington Road, New Ferry, Wirral, Merseyside. CH62 5BH

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## Rental Price

£9,000 per annum

## Tenure

Leasehold

## Accommodation

Ground Floor	128.91m <sup>2</sup>	1387.67ft <sup>2</sup>
First Floor	73.48m <sup>2</sup>	790.99ft <sup>2</sup>

## Rating Assessment

Rates Payable 2020	£3,977.10
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The ground floor is a long open area with stud wall partitions. The first floor has a strong room and 3 offices with a small kitchen area.

## Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease.

## VAT Statement

All prices and rents quoted are exclusive of vat

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Strictly by arrangement with the sole agents.



### Tom Carew

Commercial Agency

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