

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Retail

34-36 Banks Road, West Kirby, Wirral, CH48 0RD



Description

The property comprises a fully fitted restaurant premises extending to 134.43 sq.m (1,447 sq.ft). Currently providing 50 covers with additional external seating areas.

Location

Located in West Kirby a popular seaside town situated in West Wirral. The premises are located on the corner of Banks Road and Salisbury Avenue a prominent corner position.

0151 647 9272

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Rental Price

£35,000 per annum

Accommodation

Restaurant	90.95m ²	979ft ²
Kitchens	40.32m ²	434ft ²
Stores	3.16m ²	34ft ²

WC facilities. External seating areas.

Legal Costs

The ingoing tenant to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT.

Tenure

The premises are available by way of an assignment of the existing lease, which is for a term of ten years and expires on 13th November 2029, on F R & I terms.

Rating Assessment

Rateable Value	£29,000
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Strictly by arrangement with the sole agents.



Tom Carew

Commercial Agency

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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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