

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Office, Retail

20a Liscard Village, Wallasey, CH45 4JP



Description

The premises comprise a ground floor lock up shop/office extending to 26.48 sq.m (285 sq.ft). Recently used as a taxi booking office the premises would be suitable for a variety of alternative uses.

Location

The property is located in a prominent corner position in Liscard Town Centre. Opposite Tesco Express, the site has excellent footfall and is served by a number pay and display car parks.

0151 647 9272

20a Liscard Village, Wallasey, CH45 4JP

Rental Price

£4,420 per annum (£85 per week)

Accommodation

Front Sales	11.15m ²	120ft ²
Rear Office	15.33m ²	165ft ²

WC facilities

Tenure

The premises are available by way of a new effectively full repairing and insuring lease the length of which is negotiable.

Rating Assessment

--	--

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 if applicable.

Viewing is strictly by arrangement with the sole agents.



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

T: 0151 647 9272

0151 647 9272

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.