

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Retail

191-193 Telegraph Road, Heswall, Wirral, CH60 7SE



Description

The property comprises a two-storey retail unit extending to 143.81 sq.m (1,548 sq.ft) with parking to the rear. The ground floor could be extended to 124.3 sq.m (1,338 sq.ft) subject to planning.

Location

The property is located in Castle Buildings in Heswall town centre a short distance from Tesco Supermarket. There is service road to the front of the property.

0151 647 9272

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Rental Price

£32,250 per annum

Accommodation

Main Sales	62.06m ²	668ft ²
Rear Store	16.44m ²	177ft ²
FF Storage/Staff Facilities	65.31m ²	703ft ²

Ladies and Gents WC facilities are located on the first floor. Car parking to the rear.

Legal Costs

Each party will bear their own legal costs.

VAT Statement

Vat is payable.

Tenure

The premises are available by way of a new F R & I lease the length of which is negotiable.

Rating Assessment

Rateable Value	£15,750
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Viewing is strictly by arrangement with the sole agents.



Sean Seery

Residential / Commercial Management

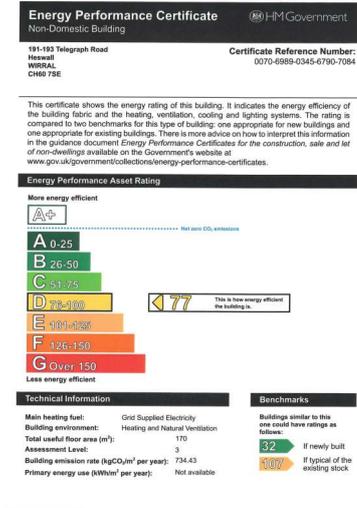
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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