

### Retail

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

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#### 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.

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## Rental Price

£32,250 per annum

## Tenure

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

## Accommodation

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

## Rating Assessment

Rateable Value	£15,750
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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.

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Viewing is strictly by arrangement with the sole agents.



### Sean Seery

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