

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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Retail

170 Telegraph Road, Heswall, Wirral CH60 0AH

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### Description

The property extends to 828sqft (77.7m) and is currently fitted out as a takeaway pizza shop, however would be suitable for multiple uses. The property benefits from plastic internal cladding for food compliance and an internal CCTV system and rear yard.

### Location

The property is located on Telegraph Road and benefits from a high traffic and pedestrian flow and forms part of a diverse high street with retailers such as M&S and Iceland and numerous restaurants.

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## Rental Price

£18,500 per annum

## Accommodation

Retail / Kitchen Area	77.7m <sup>2</sup>	828ft <sup>2</sup>
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## Legal Costs

The ingoing tenant is to be responsible for our clients legal costs incurred in the assignment

## VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

## Tenure

The property is being offered by way of an assignment of an existing lease which is for a term of 15 years with effect from the 21st July 2017.

## Rating Assessment

Rateable Value	£15,750
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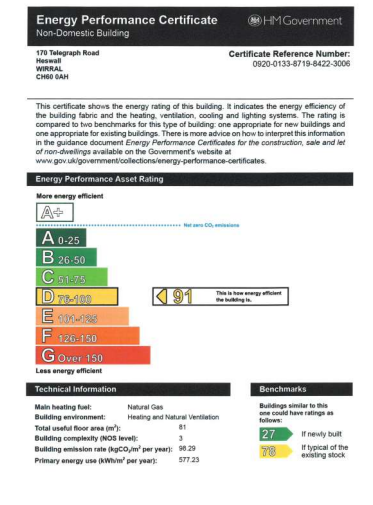
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Strictly by appointment with sole agent

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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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