

Retail

5 Neston Road, Willaston, South Wirral, CH64 2TE



Description

The property comprises a refurbished ground floor lock up shop unit extending to 57.97 sq.m (624 sq.ft). The premises has internal security shutters and would be suitable for a variety of retail/office uses subject to planning.

Location

The property is located at the centre of Willaston Village opposite the Willaston Pharmacy. Other occupiers close by include SPAR and Astons Tearooms and Clive Watkin Estate Agents. The property also benefits from its proximity to a local housing development increasing the surrounding population.

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Rental Price

£14,250 per annum

Accommodation

Sales Area	50.35m ²	542ft ²
Rear Store	3.90m ²	42ft ²
Kitchen	3.72m ²	40ft ²

WC Facilities

Legal Costs

The in-going tenants will be responsible for the landlords reasonable legal costs incurred in the preparation of the new lease and counterpart.

VAT Statement

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

Tenure

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

Rating Assessment

Rateable Value : £13,000	Rates Payable 2020 : £6,383
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Other Info

Viewing is strongly recommended.

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.

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Energy Performance Certificate

Non-Domestic Building

McCall's

5 Neston Road

Willaston

NESTON

CH64 2TE

Certificate Reference Number:

0793-9120-7430-2600-5103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

Less energy efficient

74

This is how energy efficient the building is.

Technical Information

Main heating fuel:

Grid Supplied Electricity

Building environment:

Air Conditioning

Total useful floor area (m²):

35

Assessment Level:

3

Building emission rate (kgCO₂/m² per year):

125.29

Primary energy use (kWh/m² per year):

709.62

Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

68

If typical of the existing stock

0151 647 9272

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