

Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

FOR SALE

Retail

259 Woodchurch Road, Prenton, Birkenhead, CH42 9LE



Description

The premises comprise a large retail showroom with storage and First Floor offices extending to 141.21 sq.m (1,520 sq.ft)

Location

The property is located in a prominent corner position on the A552 Woodchurch Road the main arterial route linking Birkenhead town centre with the M53 mid Wirral motorway.

0151 647 9272

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Sale Price

£120,000

Rental Price

£10,000 per annum

Accommodation

Sales Area	93.83m ²	1010ft ²
Rear Store	23.23m ²	250ft ²
First Floor	24.15m ²	260ft ²

The property also benefits from a secure storage yard WC and kitchen facilities.

Legal Costs

Each party will bear their own legal costs.

VAT Statement

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

Tenure

The property is available by way of a new full repairing and insuring lease the length of which is negotiable or by way of a freehold sale.

Rating Assessment

Rateable Value	£9,700
Small Business Rate Relief will apply	

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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