

Retail

First Floor 244-246 Telegraph Road, Heswall CH60 7SG



Description

The property has previously been used as a gym, however would be suitable for a variety of uses subject to planning. The property benefits from large w.c. area including showers and has been fitted out to a high standard.

Location

The property is located on a major high street and is above retailers Costa and Domino's, with its own separate entrance to the front of the property. The property benefits from high pedestrian and traffic flow together with a nearby bus stop and on street parking nearby.

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Rental Price

£33,800

Tenure

Leasehold by way of a new fully repairing and insuring lease

Accommodation

Office/Sales Area	205m ²	2200ft ²
WC Facilities>Showers	44.4m ²	477ft ²
Studio/Office	34.1m ²	367ft ²

Rating Assessment

Rateable Value	£21,481
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by arrangement with Agents : Contact



Tom Carew

Commercial Agency

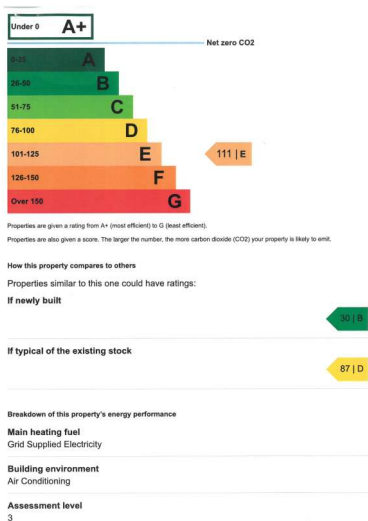
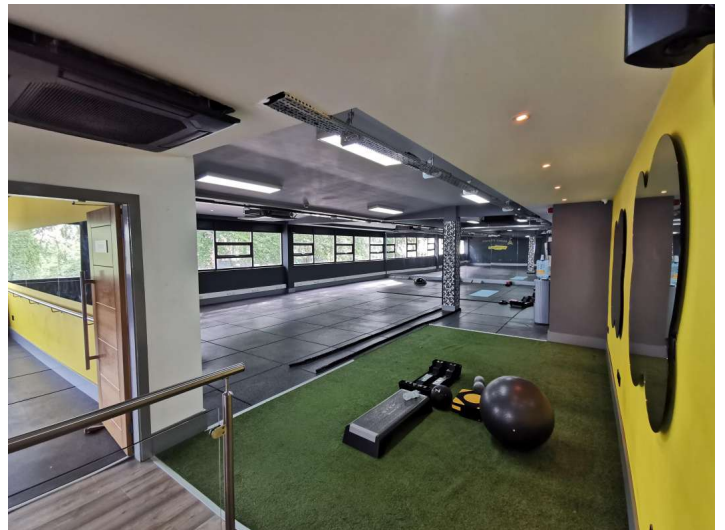
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