

Retail

15 Arrowe Park Road, Upton CH49 0UB



Description

A ground retail unit which has a total net lettable floor area of 66.25m² (713 ft²). The unit is currently trading as a Barbers but would be suitable for a variety of retail uses. * Please note we are unable to conduct viewings on this property at present. NOW AVAILABLE TO VIEW

Location

The premises are situated within a neighbourhood shopping parade set back from Arrowe Park Road (A551). Other traders represented within the parade include William Hill, Domino's and Lloyds Bank

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Rental Price

£9,000 per annum

Accommodation

Sales Area	44.04m ²	474ft ²
Rear Area 1	5.83m ²	63ft ²
Rear Area 2	4.29m ²	46ft ²
Boiler Room	1.18m ²	13ft ²
Kitchen / Staff Room	10.91m ²	117ft ²

W.C & Kitchen Facilities

Legal Costs

The incoming tenant will be responsible for the landlords legal costs incurred in the preparation of the licence to assign.

VAT Statement

All price and rents quoted are exclusive of VAT

Tenure

The premises are available by way of a new lease, the length of which is negotiable.

Rating Assessment

2020 Rateable Value	£8,900 rv (Small Business Rate Relief maybe available.)
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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

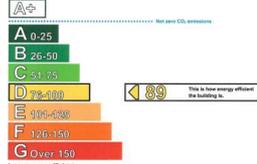
Non-Domestic Building
15, Arrowe Park Road
WIRRAL,
CH49 0UB

Certificate Reference Number:
9444-3065-0064-0000-4081

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



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 75
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m² per year): 105.77
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
28 if newly built
33 if typical of the existing stock

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