

### Retail

27d Church Road, Bebington CH63 7PG

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#### Description

The property comprises a single storey lock up shop unit which extends to 35.30 m<sup>2</sup> (380ft<sup>2</sup>). The premises have been used for A2 Financial Services but would be suitable for a variety of uses subject to planning.

\*INCENTIVES AVAILABLE\*

#### Location

The premises are located in a prominent main road position on Church Road (the B5136) close by is Bebington Civic Centre and there is a large free car park opposite. Other traders represented on Church Road include Boots Chemists, Whitegates, Sequence, Barnardos and a number of other local traders.

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## Rental Price

£7,000 per annum

## Accommodation

Salea Area	30.84m <sup>2</sup>	332ft <sup>2</sup>
Rear Store	4.46m <sup>2</sup>	48ft <sup>2</sup>

W.C facilities

## Legal Costs

Each party to be responsible for their own legal costs

## 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

Rates Payable 2020	£3,584.30
Small Business Rate Relief will apply if eligible.	

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Strictly by arrangement with Agent. Contact :



### Tom Carew

Commercial Agency

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