

## TO LET

### FORMER BLACK HORSE PUBLIC HOUSE

239 CHURCH ROAD, TRANMERE,  
BIRKENHEAD, CH42 0LD.



#### DESCRIPTION

We are pleased to be instructed to offer To Let by way of a new lease the ground floor of a former public house located in a prominent main road position. The premises would be suitable for use as a convenience store providing 214.98 sq.m (2,314 sq.ft) of retail space. The frontage extends to over 15.85 m (52 ft) and there is potential for 20 on street parking bays close by.

## LOCATION

The property is situated on the B5148 Church Road in Tranmere close to the junction of Well Lane and Bebington Road. This is one of the main arterial routes into Birkenhead from Bebington and Port Sunlight.



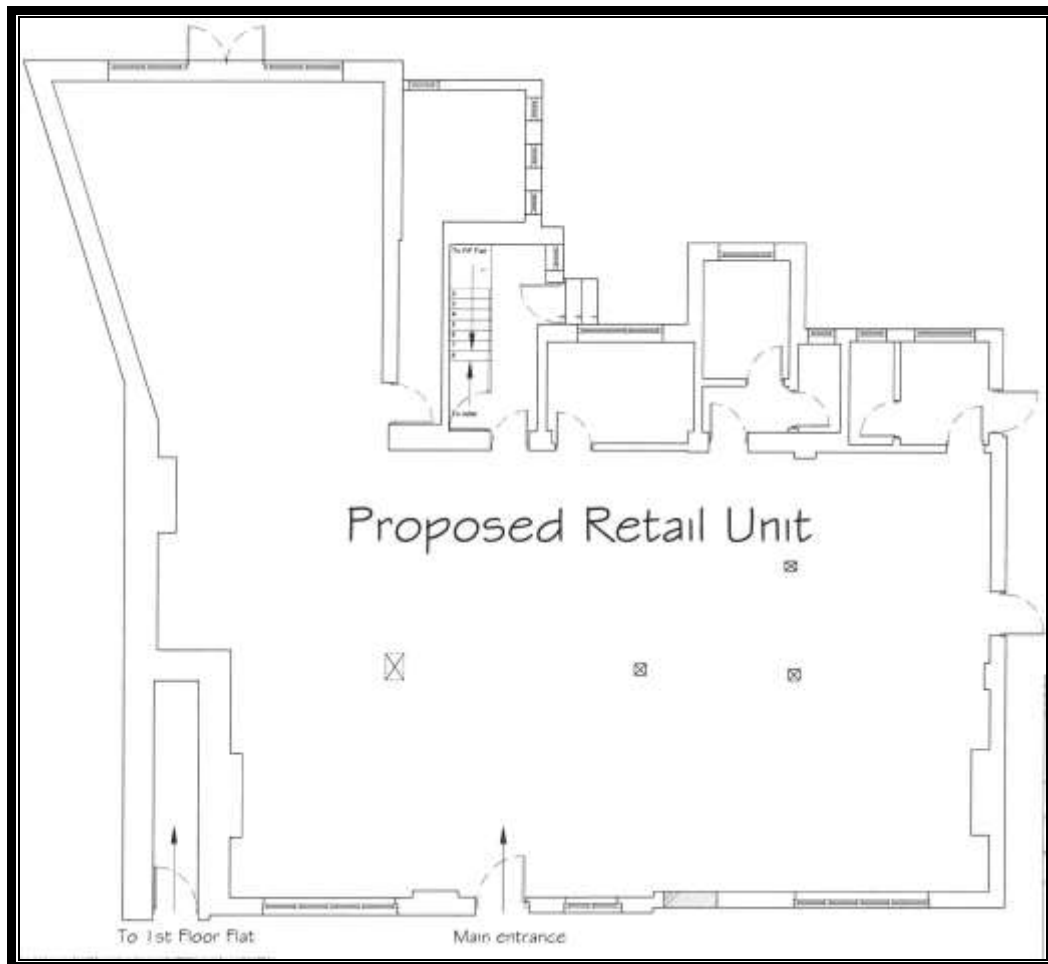
## ACCOMMODATION

Retail Sales Area 214.98 sq.m (2,314 sq.ft)

In addition there is a sizable basement

External Storage and Rear Yard

Potential for 20 on street parking bays.



### **RENTAL**

£22,500 per annum

### **LEASE TERMS**

The premises are offered by way of a new effectively Full Repairing and Insuring lease, the length of which is negotiable.

### **LEGAL COSTS**

Each party to bear their own legal costs.

### **BUSINESS RATES**

To be re-assessed

### **VAT**

All prices and rentals quoted are exclusive but may be liable for VAT.

### **VIEWING**

Strictly by arrangement with the agents office.

Contact Sean Seery

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