

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

27 Pensby Road, Heswall CH60 7RA



Description

Arranged over ground and first floors, the premises provide approximately 227.43 sq m (2,448 sq ft) of net lettable space. Most recently used as a hardware store, the property offers flexible accommodation well suited to a variety of occupier requirements, subject to planning.

Location

The property occupies a prominent position on Pensby Road within Heswall, a well-established Wirral suburb. Pensby Road forms a popular local retail parade and benefits from strong levels of pedestrian footfall and passing vehicular traffic. The immediate surrounding area comprises a mix of independent retailers, national retailers and service operators.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£30,000 per annum

Tenure

By way of a brand new FRI lease, the length of which is negotiable

Accommodation

Ground Floor	123.56m ²	1330ft ²
First Floor	103.87m ²	1118ft ²

Rating Assessment

Rateable Value 2026	£20,250
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W.C and Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

Strictly by appointment with sole agent, contact;



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