Smith
AND SONS
PROPERTY CONSULTANTS

Investment

12 Banks Road, Lower Heswall CH60 9JS



Description

The property comprises of a single-story café and garden. The property is let on a ten year full repairing and insuring commercial lease, with seven years remaining and the annual rent is currently £21,000 per annum.

Location

The property is located in an affluent area of the Wirral, a short distance from Heswall beach on Banks Road and benefits from a nearby bus stop and public car park. There is also a popular bus route that goes past this property. On top of this, Lower Heswall is also a very popular place for walks and is very close to Heswall shore.

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Sale Price
£320,000

Tenure
Freehold

Accommodation

Lettable area	64.76m²	696.7ft²

Rating Assessment

To be assessed (VOA)	TBC

Legal Costs
Each party to be responsible for their own legal costs.

VAT Statement
All prices and rents quoted are exclusive of VAT if applicable.

Strictly by appointment with sole agent, contact

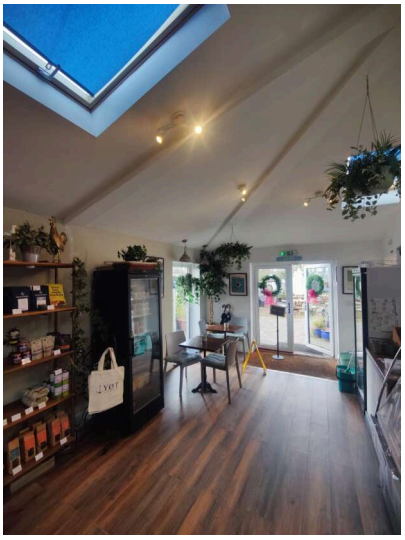


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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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