

Smith

AND SONS

PROPERTY CONSULTANTS

Investment

Yot, 12 Banks Road, Lower Heswall CH60 9JS



Description

The property comprises of a single-story café and garden with a container located at the south-west perimeter of the property. The property is let on a 5-year full repairs and insuring commercial lease, and the annual rent is currently £21,000.

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	64.76m ²	696.7ft ²
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Rating Assessment

To be assessed (VOA)	TBC
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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



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

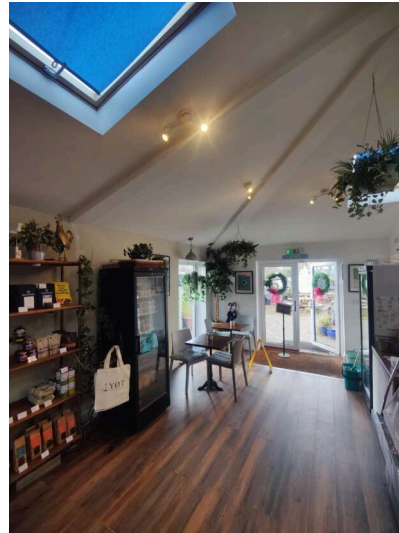
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