Smith AND SONS
PROPERTY CONSULTANTS

Retail

45 Eltham Green, Arrowe Park CH49 5NQ



Description

The property comprises a 72.36 sq.m (778.6 sq.ft) ground floor retail unit, previously used as a football training centre, with potential for various uses subject to planning. The premises benefit from ample nearby off-road parking nearby, a new electric roller shutter, new fitted bathroom suite and LED lighting throughout. A new front door and rear windows are due to be installed by the end of August 2026.

Location

The property is located in a neighbourhood shopping precinct, a short distance from Arrowe Park Hospital.

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Rental Price
£6,000 per annum

Accommodation

Retail Unit	72.36m²	778.6ft²

W.C and Kitchen Facilities.

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

VAT Statement
All prices and rents are to be taken exclusive of VAT.

Tenure
By way of a brand new Full Repairing and Insuring lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£5,100

Other Info
There is a service charge of £80 per month for the upkeep of the common parts of the precinct. Details prepared August 2026.

Strictly by appointment with sole agent, contact;



Jamie Robertson

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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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