

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

4/4a Upton Road, Claughton, Wirral CH41 0DF



Description

The property comprises a two-storey retail premises, previously occupied by William Hill. The ground floor provides 77.67 sq.m (835.78 sq.ft) of predominantly open-plan retail accommodation, with a further 61.45 sq.m (661 sq.ft) at first floor level, suitable for ancillary retail, storage, office or staff use. Total accommodation extends to approximately 139.12 sq.m (1496 sq.ft).

Location

The property is located in Claughton Village on a high street with numerous retailers including McColl's, Tesco and Londis. The property is opposite Birkenhead Sixth Form College and Claughton Medical Centre and benefits from being on a major bus route.

0151 647 9272

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Rental Price

£18,000

Accommodation

Ground Floor Retail	77.67m ²	835.78ft ²
First Floor	61.45m ²	661ft ²

W.C and Kitchen Facilities

Legal Costs

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

VAT Statement

All prices and rents quoted are to be taken as 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	£15,250
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Other Info

Details prepared August 2026. A partner(s) of Smith and Sons has an interest in this property.

Strictly by appointment via 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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