

Smith AND SONS

PROPERTY CONSULTANTS

Retail

165 Ford Road, Upton, Wirral CH49 0TH



Description

The premises comprises a ground floor lock up shop unit which currently trades as a beauty salon, however could be used for a variety of purposes subject to obtaining the relevant consents. The unit extends to 43.57 sq.m (469 sq.ft).

Location

The property is located in the middle of a diverse parade within Upton Village benefiting from a high pedestrian flow with the nearby Upton Hall Convent School as well as being on a major bus route and a short distance to the M53 Motorway.

0151 647 9272

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Rental Price

£7,200 per annum

Accommodation

Lower Sales	17.28m ²	186ft ²
Upper Sales	14.03m ²	151ft ²
Rear Office/Store	12.26m ²	132ft ²

Rear yard with store and WC facilities

Legal Costs

The ingoing tenant is responsible for the landlords legal costs incurred in the preparation of the new lease.

VAT Statement

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

Tenure

The premises are available by way of a new lease the length of which is negotiable. The tenants are responsible for all repairs to the demised premises and to repay a fair proportion of the annual buildings insurance premium.

Rating Assessment

Ratable Value	£4,250
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Strictly by appointment with sole agent, please contact;



Jamie Robertson

E: jxr@smithandsons.net

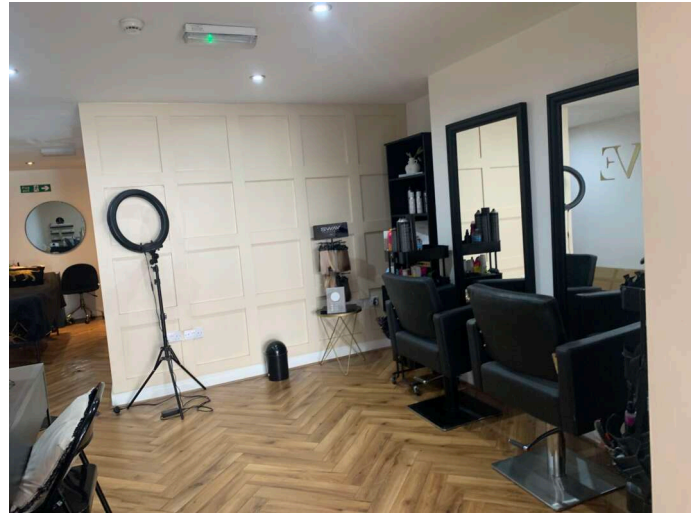
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