

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

35-37 Eastham Village Road, Eastham, Wirral, CH62 0BL



Description

The property comprises a ground floor, double fronted, lock up commercial unit extending to 101.54 sq.m (1,093 sq.ft). The premises would be suitable for a variety of retail/office uses. The premises benefit from gas central heating and electric roller shutters.

Location

The premises are located in Eastham Village a short distance from the junction of the A41 and Eastham Village Road. The location benefits from excellent transport links due to their close proximity to junction 5 of the M53 mid-Wirral motorway.

0151 647 9272

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Rental Price

£13,000 per annum

Accommodation

Main Sales	93.83m ²	1010ft ²
Kitchen/Store	7.71m ²	83ft ²

WC Facilities

Legal Costs

The ingoing tenant will be 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 effectively Full Repairing and Insuring lease the length of which is negotiable but for a minimum of three years.

Rating Assessment

Rateable Value	£11,250

Strictly by arrangement with the sole agents:



Jamie Robertson

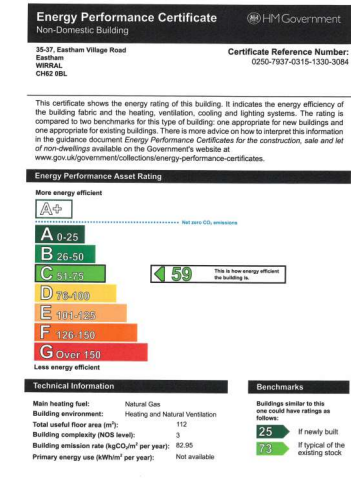
E: jxr@smithandsons.net
T: 0151 647 9272

0151 647 9272

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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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