

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

228 Town Lane, Bebington, Wirral CH63 8LG



## Description

The property is arranged over two floors extending to 64.41 m<sup>2</sup> (693.9 ft<sup>2</sup>) and was formerly used as a café, but would be suitable for a variety of alternative uses. The property benefits from on-street parking to the front.

## Location

The property is situated in a prominent corner position on Town Lane, Bebington in a well established local parade and popular residential area.

0151 647 9272

<https://www.smithandsons.net/>

# 228 Town Lane, Bebington, Wirral CH63 8LG

## Rental Price

£11,000 per annum

## Accommodation

Ground Floor	36.61m <sup>2</sup>	393.9ft <sup>2</sup>
First Floor	27.8m <sup>2</sup>	300ft <sup>2</sup>

Kitchen and WC Facilities

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The property is available by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£5,000
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## Other Info

Our client has advised that if any prospective tenant would wish to use the premises as a café, they would be willing to negotiate a sale of the equipment or furniture already in situ if required.

Strictly by arrangement with Agent. Contact :



**Jamie Robertson**

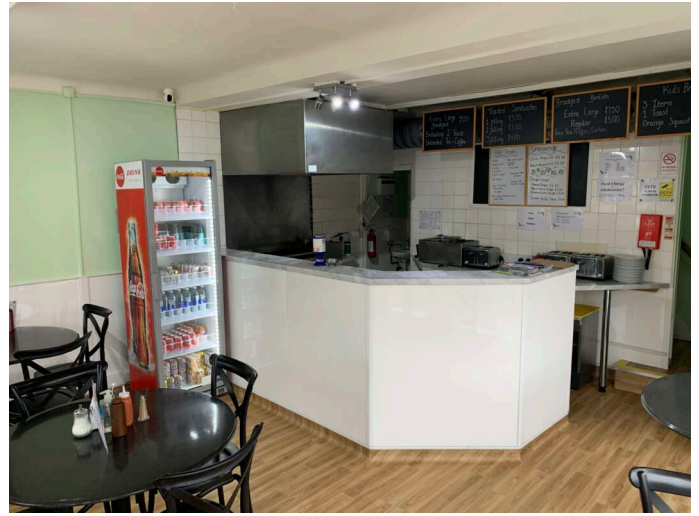
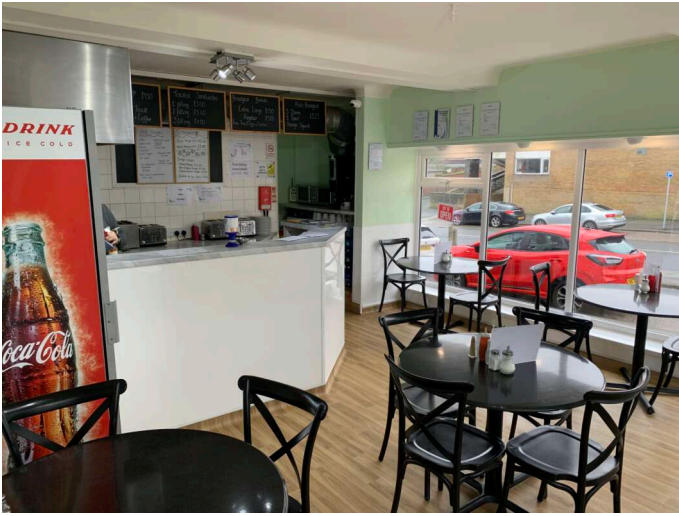
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