

Smith AND SONS

PROPERTY CONSULTANTS

Retail

114 Wallasey Village, Wallasey CH45 3LN



Description

The property comprises a ground floor retail unit which extends to 54.54 Sq.m (586.9 Sq.Ft). The property is currently trading as a gift store, however could be used for a variety of purposes subject to obtaining the necessary consents.

Location

The property is situated in a well established trading position in Wallasey Village, the property is on many major bus routes and a short distance away from Wallasey Grove Road Rail Station and the Kingsway tunnel connecting Wallasey to Liverpool. National traders nearby include Subway and the Co-op.

0151 647 9272

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

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Rental Price

£9,000 per annum

Tenure

By way of a brand new FR+I lease, the length of which is negotiable.

Accommodation

Ground Floor	54.54m ²	586.9ft ²
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W.C + Kitchen Facilities

Rating Assessment

Ratable Value 2025	£5,400
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Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

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

Strictly by appointment with sole agent, contact;



Jamie Robertson

E: jxr@smithandsons.net

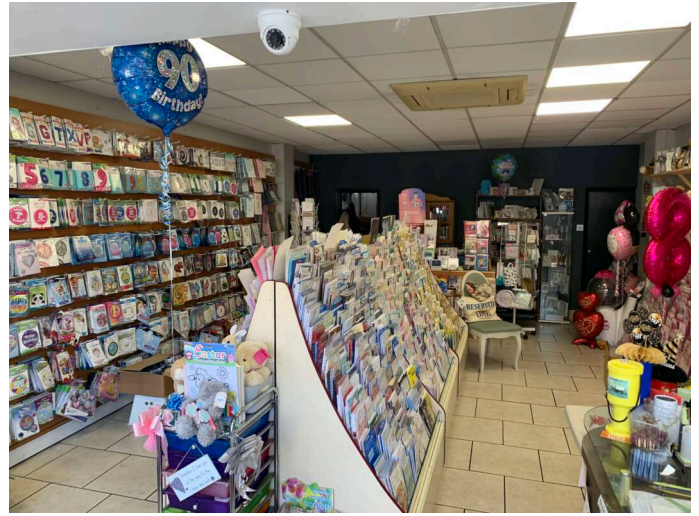
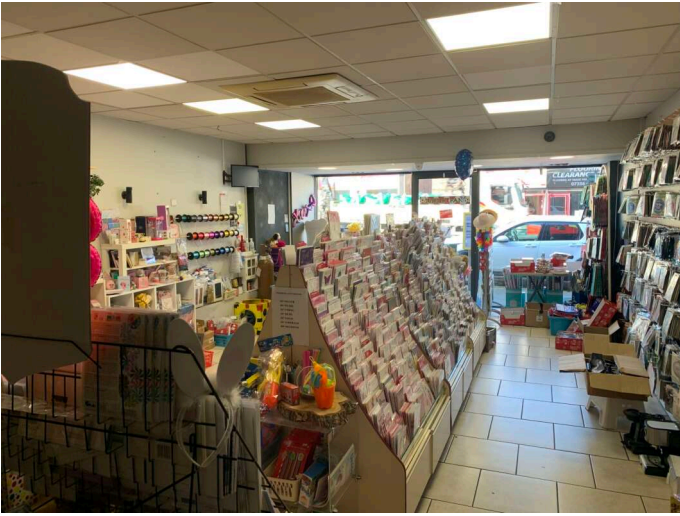
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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