

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

112 Ford Road, Upton CH49 0TQ



Description

The property comprises a ground floor retail unit which previously traded as an estate agents, however could be used for a variety of purposes subject to the correct planning. The property is currently undergoing extensive renovation, and measures at 59.59 Sq.m (640.1 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

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

112 Ford Road, Upton CH49 0TQ

Rental Price

£9,000 per annum

Accommodation

Ground Floor	59.59m ²	640.1ft ²
--------------	---------------------	----------------------

W.C + Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease.

VAT Statement

All prices and rents quoted are exclusive of VAT.

Tenure

By way of a brand new FRI lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2025	£4,400
---------------------	--------

Other Info

Property to be available September 2025

Strictly by appointment with sole agent, contact;



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

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

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.