

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

11 Parkgate Road, Neston CH64 9XF



## Description

The property comprises a ground floor retail unit which has previously been used as a hairdressers however could be used for a variety of uses subject to the necessary consents.

## Location

The premises is well located on a well served parade of shops on the periphery of Neston Town Centre.

0151 647 9272

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

# 11 Parkgate Road, Neston CH64 9XF

## Rental Price

£6,000 per annum

## Tenure

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

## Accommodation

Retail Area	36.9m <sup>2</sup>	397ft <sup>2</sup>
Salon Area	13.7m <sup>2</sup>	147.47ft <sup>2</sup>
Kitchen/Ancillary	12.21m <sup>2</sup>	131.37ft <sup>2</sup>

## Rating Assessment

Rateable Value 2025	£5,700
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W.C + Kitchen Facilities

## 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;



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