

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

11 Town Lane, Bebington CH63 5JB



Description

The property comprises a ground floor self contained retail unit extending to 340 Sq.Ft which was previously used as a hair salon, however can be used for a range of purposes subject to the correct planning.

Location

The property is prominently located on Town Lane, Bebington, on a small, well-established parade of retail units. Town Lane benefits from a mix of independent retailers, serving a large surrounding residential catchment with excellent public transport links nearby.

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Rental Price

£12,000 per annum

Tenure

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

Accommodation

Ground Floor Retail	31.6m ²	340ft ²
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W.C and kitchen facilities, self-contained yard to the rear.

Rating Assessment

Rateable Value 2025	£3,750
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Legal Costs

Ingoing tenant to be responsible for landlords costs incurred in preparation of the new lease and counterpart.

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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