

Smith AND SONS

PROPERTY CONSULTANTS

Retail

52 Christchurch Road, Oxton CH43 5SF



Description

The property comprises a ground floor retail unit, most recently occupied as a barbers, offering potential for a variety of alternative commercial uses subject to the necessary consents. The accommodation is complemented by a basement, providing valuable additional space.

Location

The premises are prominently located in the heart of Oxton Village, a highly sought-after residential suburb of Birkenhead. The property benefits from on-street parking and strong pedestrian footfall for a village of its size, supported by a diverse and established high street.

0151 647 9272

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

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Rental Price

£18,000 per annum

Tenure

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

Accommodation

Retail Unit	35m ²	376ft ²
Basement	35m ²	376ft ²

Rating Assessment

Rateable Value 2025	£4,850
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W.C and Kitchen FacilitiesBasement

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 to be taken as exclusive of VAT

Strictly by appointment with sole agent, contact;



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