

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

240b Telegraph Road, Heswall, Wirral, CH60 7SG

Red Line for indicative purposes only



Description

The property comprises a retail/office unit arranged over the first and second floors, extending to 83.24 sq.m (896 sq.ft). There is a shared ground floor entrance and stairwell.

Location

The premises are located in a prominent position on Telegraph Road, a short distance from the junction of Pensby Road, in Heswall Town Centre. Other nearby traders include Santander, Nationwide, and Tesco.

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Rental Price

£7,200 per annum

Accommodation

Entrance Lobby	2.97m ²	32ft ²
Main Sales	21.93m ²	326ft ²
Workroom	20.16m ²	217ft ²
Kitchen Area	8.45m ²	91ft ²
Second Floor Storeroom	21.37m ²	230ft ²

Shared Entrance, Stairwell and WC facilities.

Legal Costs

The in going tenant will be responsible for the landlords legal cost incurred in the preparation of the lease.

VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

Tenure

The premises are available by way of a new internal repairing and insuring lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2025	£3,900
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Strictly by arrangement with the sole agents:



Jamie Robertson

E: jxr@smithandsons.net

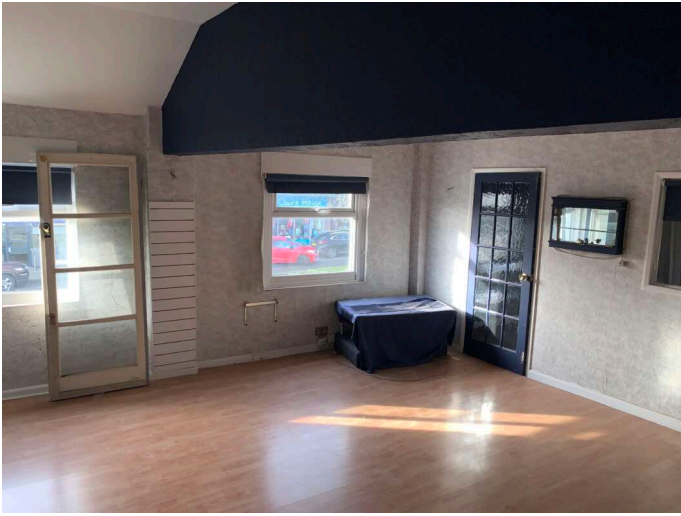
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