

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

24-26 Pensby Road, Heswall, Wirral CH60 7RR

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### Description

The property comprises a three storey retail unit fitted out as a bank with a safe room in the basement and offices on the first floor, with allocated parking. The premises would be suitable for a variety of uses, subject to planning.

### Location

The property is located on Pensby Road a short distance from Heswall cross roads and there are a number of national retailers in close proximity including Subway, Costa Coffee and Santander.

0151 647 9272

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

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## Rental Price

£30,000 per annum

## Tenure

The property is available by way of a new lease, the length of which is negotiable

## Accommodation

Ground Floor	71.81m <sup>2</sup>	773ft <sup>2</sup>
First Floor	79.80m <sup>2</sup>	859ft <sup>2</sup>
Basement	75.99m <sup>2</sup>	818ft <sup>2</sup>

## Rating Assessment

Rateable Value	£26,750
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

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Strictly by arrangement with agent. Contact :



### Tom Carew

Commercial Agency

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