

### Retail

49-51 Eltham Green, Arrowe Park, Wirral, CH49 5NQ

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#### Description

The premises were formerly used as a Murugan Temple. Extending to 124.3 sq.m (1,338 sq.ft) the premises would lend themselves to a variety of alternative uses subject to planning.

#### Location

The property is located within a neighbourhood shopping precinct a short distance from Arrowe Park Hospital.

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## Rental Price

£14,000 per annum

## Accommodation

Net lettable floor area	124.3m <sup>2</sup>	1338ft <sup>2</sup>
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Kitchen and WC facilities. Car park to the front.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of vat.

## Tenure

The premises are available by way of a new full repairing and insuring lease the length of which is negotiable. There is a service charge contributing towards the cost of the upkeep of the shopping centre. The property is available from the 1st of April 2024.

## Rating Assessment

Ratable Value	£15,250
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Strictly by arrangement with the sole agent. Contact:



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