

Smith

AND SONS

PROPERTY CONSULTANTS

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FOR SALE

Investment

7 Pensby Road, Heswall, Wirral CH60 7RA



Description

A two storey detached commercial investment property, let to Bradshaw Farnham and Lea Limited for a term of twenty years from 6th November 2006 at a current rental of £21.500 per annum.

Location

The premises are located in Heswall town centre close to the junction of Telegraph Road.

0151 647 9272

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Sale Price

Offers in the region of £250,000

Tenure

Freehold

Accommodation

Ground Floor Sales	67.82m ²	730ft ²
First Floor	42.18m ²	454ft ²

WC facilities on the first floor. Outside is a rear yard,

Rating Assessment

Rateable Value 2017	£18,250
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Other Info

Copy lease available upon request.

Legal Costs

Each party will pay their own legal fees.

VAT Statement

The investment is not registered for vat.

Strictly by arrangement with the sole selling agents

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.