

Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Office, Retail

334 Woodchurch Road, Prenton, Birkenhead CH42 8PQ



Description

The premises have previously been used as a barbers, but would be suitable for a variety of uses, subject to planning. The accommodation extends to 111.67 sq.m. (1,202 sq.ft.) .

Location

The premises are located in Prenton within a retail parade adjacent to Sainsbury's Supermarket. The location benefits from a high traffic flow and nearby public transport together with other national and local retailers.

0151 647 9272

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Rental Price

£12,000 per annum

Accommodation

Sales Area	48.86m ²	526ft ²
Kitchen	7.43m ²	80ft ²
Store	10.31m ²	111ft ²

W C Facilities

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 property is available by way of a new full repairing and insuring lease, the length of which is negotiable.

Rating Assessment

Rateable Value	To be separately assessed
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Strictly by arrangement with sole agent. Contact :



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

T: 0151 647 9272

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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.

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