

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

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**175** YEARS  
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**TO LET**

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Retail

182b Telegraph Road, Heswall, Wirral CH60 0AJ

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### Description

The property comprises a retail unit split over two floors and benefits from an upper and lower sales area and a rear workshop / store. The property has previously been used as a gallery and picture framing shop but would be suitable for a variety of uses subject to planning.

### Location

The property is located on a busy high street which benefits from a high pedestrian and traffic flow and is in close proximity to Heswall bus station and public car parks.

0151 647 9272

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## Rental Price

£22,000 per annum

## Tenure

By way of a new FRI lease the length of which is negotiable.

## Accommodation

Ground Floor Upper Sales Area	33.9m <sup>2</sup>	365ft <sup>2</sup>
Lower Rear Sales Area	22.9m <sup>2</sup>	247ft <sup>2</sup>
Rear Office and Store	19.3m <sup>2</sup>	208ft <sup>2</sup>
First Floor Gallery	28.5m <sup>2</sup>	307ft <sup>2</sup>
First Floor Store	18.8m <sup>2</sup>	203ft <sup>2</sup>
First Floor Office	6.7m <sup>2</sup>	73ft <sup>2</sup>

## Rating Assessment

Rateable Value	£8,700
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## Legal Costs

Each party is responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT.

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Strictly by appointment with sole agent.



### Tom Carew

Commercial Agency

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