

Retail

190 - 192 Telegraph Road, Heswall, Wirral CH60 0AJ



Description

The property comprises of a two storey end terrace retail unit with retail on the ground floor and three rooms on the first floor which would be suitable for a variety of uses subject to planning. The property benefits from rear access and land at the rear suitable for parking.

Location

The property is located in central Heswall on the main road and is in close proximity to Heswall bus station and nearby public car parks. The location benefits from a high pedestrian and traffic flow.

190 - 192 Telegraph Road, Heswall, Wirral CH60 0AJ

Rental Price

£18,000 per annum

Tenure

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

Accommodation

Ground floor retail	48.7m ²	523.7ft ²
Storage	6.22m ²	67ft ²
Kitchen	5.94m ²	64ft ²
First floor	42.55m ²	458ft ²

Rating Assessment

Rateable Value	£15,500
----------------	---------

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by appointment with sole agent.

0151 647 9272

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.