

Office, Retail

4 Thingwall Road, Irby, Wirral CH61 3UA

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### Description

The property comprises a single storey converted sandstone building under a pitched slate roof. The premises provide 695 sq.ft. (64.6 sq.m.) of retail/office subject to planning. The property benefits from parking at the front and nearby on street parking.

### Location

The property is located close to the centre of Irby Village, at the end of Thingwall Road opposite a parade of shops and in between The Anchor Inn and the Shippins Public House.

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## Sale Price

OFFERS IN EXCESS OF £200,000

## Tenure

Freehold

## Accommodation

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground floor | 64.6m <sup>2</sup> | 695ft <sup>2</sup> |
|--------------|--------------------|--------------------|

## Rating Assessment

|                |        |
|----------------|--------|
| Rateable Value | £9,700 |
|----------------|--------|

## Legal Costs

Each party responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

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Strictly by arrangement with agent. Contact :



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

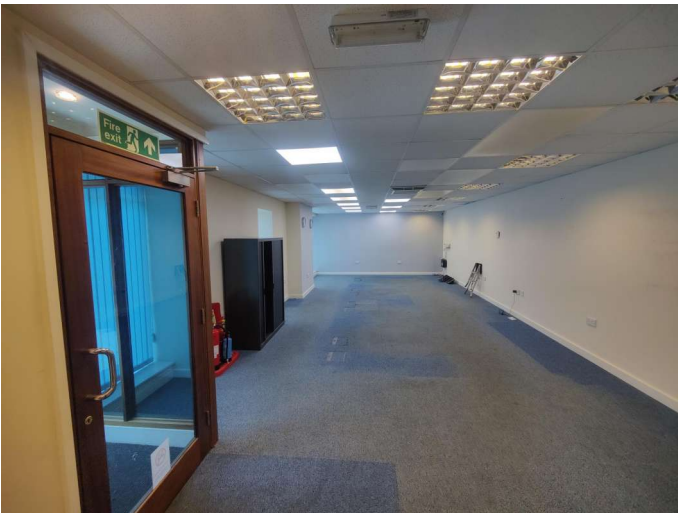
T: 0151 647 9272

**0151 647 9272**

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