

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

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**TO LET**

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Retail

260 Wallasey Village, Wallasey CH45 3HB

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### Description

The property comprises a ground floor retail unit extending to 62.9 sq.m. (676.8sq.ft) fitted out as a post office however would be suitable for a variety of uses subject to planning.

### Location

The property is located in a busy parade of shops within the heart of Wallasey Village, which includes retailers such as a hot food take away, hair and beauty salon and convenience store. The location benefits from nearby public transport in the form of a bus stop and Grove Road Train Station is also close by.

0151 647 9272

# 260 Wallasey Village, Wallasey CH45 3HB

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## Rental Price

£11,000

## Accommodation

Sales Area	48.96m <sup>2</sup>	526.8ft <sup>2</sup>
Rear Store and kitchen	11.54m <sup>2</sup>	124.1ft <sup>2</sup>
WC	2.4m <sup>2</sup>	25.8ft <sup>2</sup>

## Tenure

By way of a new effective FR & I lease the length of which is negotiable.

## Rating Assessment

Rateable Value	£5,400
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## Legal Costs

Each party to be 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 Agents. Contact : Tom Carew or Jamie Robertson.



**Jamie Robertson**

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