

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Retail

26 Wellington Road, Oxton CH43 2JE



Description

Property is a ground floor lock up shop which would be suitable for a variety of uses and has previously traded as a hairdressers. The property benefits from on street parking and UPVC shop window.

Location

The property is located in a predominantly residential area within a small parade of shops containing a bakery, Thai restaurant and newsagents. The property is a short distance from the M53 Motorway and A552.

0151 647 9272

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Rental Price

£6,500 PA

Tenure

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

Accommodation

Sales area	28.89m ²	310ft ²
Rear Storage	7.5m ²	80.7ft ²
WC	2.1m ²	22.5ft ²

Rating Assessment

Rateable Value	£5,000 (May qualify for small business rates relief)
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Legal Costs

Each party is responsible for their own legal costs.

VAT Statement

All prices and rents are exclusive of VAT.

Strictly by arrangement with the sole agents:



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