

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Retail

241 Rake Lane, Wallasey CH45 5DJ



Description

The property comprises a mid terrace ground floor retail unit extending to 101.42 sq.m. (1091.2 sq.ft.) with kitchen and w.c. facilities. There is a covered rear yard area suitable for storage. The property benefits from electric roller shutters and on street parking to the front.

Location

The property is located within a diverse parade of shops in a predominantly residential area, with local amenities and public parks.

0151 647 9272

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Rental Price

£9,500 per annum

Tenure

The property is offered by way of a new lease, the length of which is negotiable.

Accommodation

Sales Area	52.64m ²	566.4ft ²
Office	12.62m ²	135.8ft ²
Storage	36.16m ²	389ft ²

Rating Assessment

Rateable Value	£1,350
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Kitchen and w.c. facilities

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rent quoted are exclusive of VAT

Strictly by arrangement with sole agent. : Contact



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