

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

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**175** YEARS  
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**TO LET**

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Retail

83 Pensby Road, Heswall CH60 7RB

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### Description

The property comprises a ground floor, lock up, retail unit, which extends to 41 Sq.m (441.2 Sq.ft). The property was previously used as a hair salon, however could be used for a variety of purposes subject to planning.

### Location

The premises are located on Pensby Road a short distance from Heswall town centre. The property is in close proximity to Sainsburys local supermarket and Rightway DIY store.

0151 647 9272

# 83 Pensby Road, Heswall CH60 7RB

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## Rental Price

£8,250 per annum

## Accommodation

Ground Floor	41m <sup>2</sup>	441.2ft <sup>2</sup>
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W.C + Kitchen facilities

## Tenure

The property is available by way of a brand new FR+I lease, the length of which is negotiable.

## Rating Assessment

Ratable Value 2024	£2,250
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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 appointment with agent. Contact;



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