

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

16 Beechwood Drive, Prenton, Wirral CH43 7ZU



## Description

The retail unit extends to approximately 71.6 sq m (771 sq ft) and is arranged over ground floor only. The property offers open-plan accommodation with good frontage onto Beechwood Drive, making it suitable for a range of retail or service uses, subject to the necessary consents. The unit is located within a well-established local shopping parade serving the surrounding residential area of Prenton.

## Location

The property is situated on Beechwood Drive, within a well-established neighbourhood retail parade in Prenton. The location serves a densely populated residential catchment and benefits from consistent local footfall. Nearby occupiers include Sayers, Post Office and various local businesses. The area is well connected by public transport, with on-street parking available in the immediate vicinity.

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## Rental Price

£6,000 per annum

## Accommodation

Ground Floor Retail	71.643m <sup>2</sup>	770.9ft <sup>2</sup>
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W.C and Kitchen Facilities

## Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

## Tenure

By way of a brand new internal repairing and insuring lease, contracted outside the Landlord and Tenant Act 1954.

## Rating Assessment

Rateable Value 2026	£5,100
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## Other Info

Lease to be contracted outside the Landlord and Tenant Act 1954.

Tenant incentives available

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Strictly by appointment with sole agent, contact;



**Jamie Robertson**

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

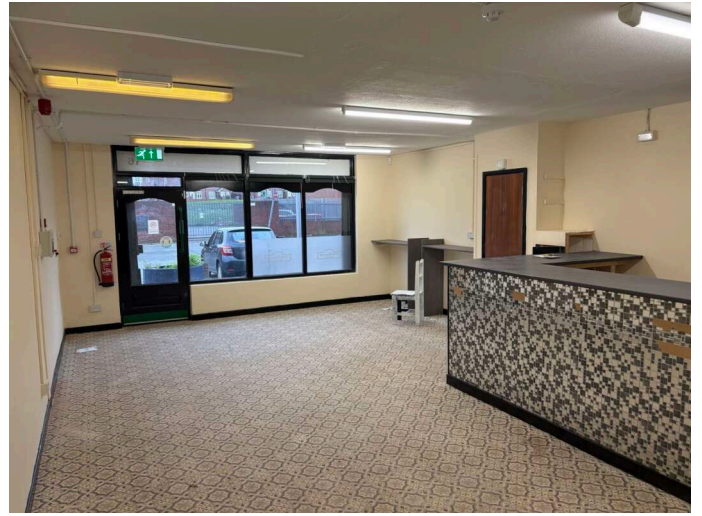
T: 0151 647 9272

0151 647 9272

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