

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Investment

Yot, 12 Banks Road, Lower Heswall CH60 9JS

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### Description

The property comprises of a single-story café and garden with a container located at the south-west perimeter of the property. The property is let on a 5-year full repairs and insuring commercial lease, and the annual rent is currently £21,000.

### Location

The property is located in an affluent area of the Wirral, a short distance from Heswall beach on Banks Road and benefits from a nearby bus stop and public car park. There is also a popular bus route that goes past this property. On top of this, Lower Heswall is also a very popular place for walks and is very close to Heswall shore.

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## Sale Price

£320,000

## Tenure

Freehold

## Accommodation

|               |                     |                      |
|---------------|---------------------|----------------------|
| Lettable area | 64.76m <sup>2</sup> | 696.7ft <sup>2</sup> |
|---------------|---------------------|----------------------|

## Rating Assessment

|                      |     |
|----------------------|-----|
| To be assessed (VOA) | TBC |
|----------------------|-----|

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

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Strictly by appointment with sole agent, contact



### Tom Carew

Commercial Agency

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

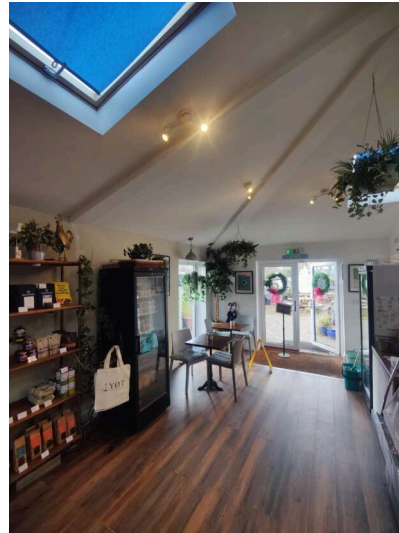
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