

Smith AND SONS

PROPERTY CONSULTANTS

Retail

397 Pensby Road, Pensby, Heswall, Wirral CH61 9PF



Description

The property comprises a ground floor retail unit which currently trades as a gift shop, and measures at 61.21 Sq.m (658.62 Sq.Ft). The premises is to be sold with vacant possession and the upper floor residential dwelling has been sold off on a long leasehold basis.

Location

The property occupies a prominent position along a busy main thoroughfare, benefiting from high levels of passing traffic. The road is well-served by multiple bus routes, providing excellent public transport links. It is situated within an established retail parade and is in close proximity to other well-known retailers, including Morrisons Daily and a Texaco petrol station.

0151 647 9272

<https://www.smithandsons.net/>

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Sale Price

£110,000

Tenure

Freehold

Accommodation

| | | |
|-------------------|---------------------|-----------------------|
| Net lettable area | 61.21m ² | 658.62ft ² |
|-------------------|---------------------|-----------------------|

W.C and Kitchen Facilities.

Rating Assessment

| | |
|-----------------------|---------|
| Rateable Value (2026) | £11,000 |
|-----------------------|---------|

Legal Costs

Each party to be responsible for their own legal costs.

Other Info

Sale of the freehold ground floor retail unit, residential dwelling to upper floor has been sold of on a long leasehold basis.

VAT Statement

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

Strictly by appointment with sole agent, contact;



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