

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

169 Old Chester Road, Bebington CH63 8NE



## Description

The property was previously occupied as a barbershop for a number of years and would be well suited to a similar use. However, it also offers flexibility for a variety of alternative uses, subject to the necessary consents. The premises provides a net lettable area of 48.95 sq m (526.8 sq ft) and benefits from W.C. and kitchen facilities.

## Location

The property is located on Old Chester Road, within the well-established and highly sought-after residential area of Bebington. It occupies a prominent position within a busy parade of shops, benefiting from strong pedestrian footfall and a vibrant mix of surrounding residential properties and local businesses.

0151 647 9272

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# 169 Old Chester Road, Bebington CH63 8NE

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## Rental Price

£11,000 per annum

## Accommodation

Retail Unit	48.95m <sup>2</sup>	526.8ft <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 Full Repair and Insuring lease for a term of 3 years.

## Rating Assessment

Rateable Value 2026	£6,100 (Small Business Rates Relief Available)
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## Other Info

Details prepared March 2026

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Strictly by appointment with sole agent, contact;



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