

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

28 Pensby Road, Heswall, Wirral, CH60 7RS

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### Description

The property extends to 227 sq.m ( 2447 sq.ft) has previously been used as an estate agents and is split over three levels, with storage and access to the car park via the basement and first floor offices. The property benefits from a large double frontage shopfront and would be suitable for a variety of uses subject to planning.

### Location

The property is located on Pensby Road a short distance from Heswall cross roads and there are a number of national retailers in close proximity including Subway, Costa Coffee and Santander.

0151 647 9272

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

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## Rental Price

£21,00 per annum

## Tenure

By way of assignment of a 5 year FRI Lease  
expiring in July 2026

## Accommodation

Ground Floor	92.58m <sup>2</sup>	996ft <sup>2</sup>
Basement	75.4m <sup>2</sup>	811ft <sup>2</sup>
First Floor Office	59.5m <sup>2</sup>	640ft <sup>2</sup>

## Rating Assessment

Rateable Value	£21,000
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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 sole agent

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