

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

346 Woodchurch Road, Prenton CH42 8PG



Description

The property comprises a two-storey retail unit extending to approx. 56.5 sq.m (607.96 sq.ft) on the ground floor and 58.68 sq.m (631.4 sq.ft) on the first floor. Most recently used as a hair salon with a barbers and aesthetics rooms above, the premises are suitable for a variety of uses, subject to the necessary consents.

Location

The property is situated in the heart of a busy shopping parade on Woodchurch Road, just a short distance from both Sainsbury's and Aldi. It benefits from excellent public transport links, with several nearby bus routes, as well as convenient on-street parking directly in front of the premises.

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Rental Price

£19,200 per annum

Accommodation

Ground Floor	56.5m ²	607.96ft ²
First Floor	58.68m ²	631.4ft ²

W.C + Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

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

Tenure

By way of a brand new FRI lease, the length of which is negotiable.

Rating Assessment

Ratable Value (April 2026)	£12,250
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Strictly by appointment with sole agent, contact:



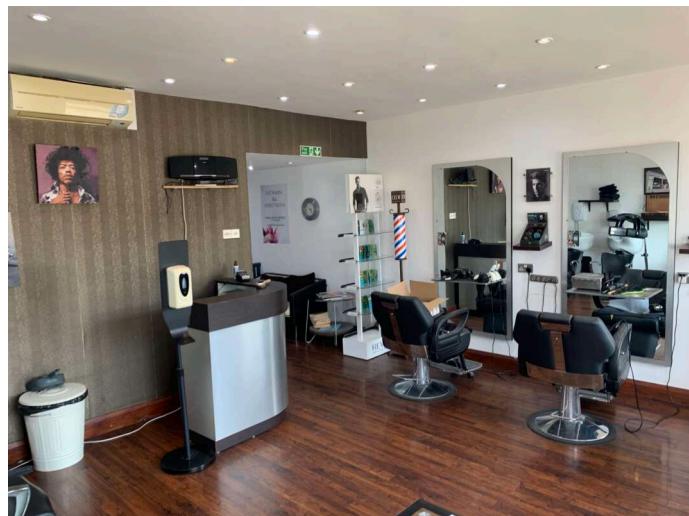
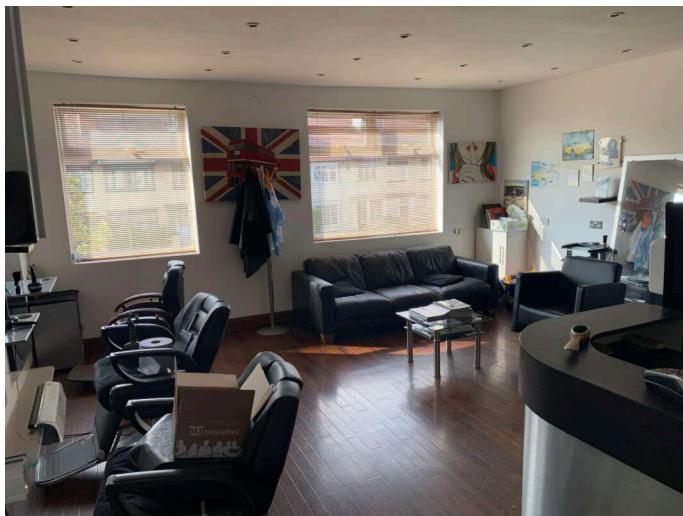
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