

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

13 Village Road, Bebington CH63 8PP



Description

The property comprises a ground floor retail unit which has previously been used as an accountancy, however could be used for a range of purposes subject to the correct planning. To the first floor there is more office/ancillary space, which is also served by a kitchen. The property benefits from a yard to the rear.

Location

The property is located on a small well established parade of shops on Village Road in Bebington.

0151 647 9272

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

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Rental Price

£12,000 per annum

Tenure

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

Accommodation

Ground Floor	29.42m ²	316.55ft ²
First Floor	29.74m ²	320ft ²

W.C + Kitchen Facilities

Rating Assessment

Rateable Value 2025	£1,625
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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

Strictly via appointment with agent, contact;



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