

# Smith

## AND SONS

PROPERTY CONSULTANTS

Retail

52 Christchurch Road, Oxton CH43 5SF



### Description

The property comprises a ground floor retail unit, most recently occupied as a barbers, offering potential for a variety of alternative commercial uses subject to the necessary consents. The accommodation is complemented by a basement, providing valuable additional space.

### Location

The premises are prominently located in the heart of Oxton Village, a highly sought-after residential suburb of Birkenhead. The property benefits from on-street parking and strong pedestrian footfall for a village of its size, supported by a diverse and established high street.

0151 647 9272

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

# 52 Christchurch Road, Oxton CH43 5SF

---

## Rental Price

£18,000 per annum

## Accommodation

Retail Unit	35m <sup>2</sup>	376ft <sup>2</sup>
Basement	35m <sup>2</sup>	376ft <sup>2</sup>

W.C and Kitchen FacilitiesBasement

## Tenure

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

## Rating Assessment

Rateable Value (2026)	£7,300
-----------------------	--------

## 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 by appointment with sole agent, contact;



**Jamie Robertson**

E: [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

T: 0151 647 9272

0151 647 9272

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

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.