

Smith AND SONS

PROPERTY CONSULTANTS

Retail

185 Kings Road, Bebington CH63 8QZ



Description

The ground floor retail unit extends to 45.2 Sq.M (486 Sq.Ft) including kitchen and W.C facilities. The unit was previously used as a hair salon but could be used for a variety of purposes subject to the correct planning. On the first floor is a separately accessed dwelling which contains two bedrooms, a living space, kitchen and W.C facilities.

Location

The property is located on a locally established parade of shops, made up largely of independent retailers. Some national traders nearby include Bargain Booze and and Coop.

0151 647 9272

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

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Rental Price

£13,000 per annum

Tenure

By way of a brand new FR+I lease, the length of which is negotiable.

Accommodation

Ground Floor	45.2m ²	486ft ²
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First floor residential - 2 bedrooms, living space, W.C and kitchen facilities.

Rating Assessment

Ratable Value	£2,275
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Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

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

By appointment with sole agent. Contact;



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

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