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Prime retail unit to let on a new lease

74-76 Telegraph Road Heswall WIRRAL CH60 0AG



Prime location close to M & S Food and within walking distance of national retailers such as Subway, Costa and Santander.

Heswall is an attractive town situated on the Wirral situated approximately 10 miles south of Liverpool and 13 miles north of Chester. The town has a resident population of approximately 13,500 but draws on a wider catchment population from a number of villages and affluent rural hinterland.



Location

The property which is shown for identification purposes on the enclosed street traders plan is situated in a very prominent position close to premises occupied by M and S Food and with local florists, coffee shops, decorators and others.

Description

The property, formerly a hairdresser, comprises a substantial retail unit on the ground floor with the benefit of kitchen, WC and storage area. The property offers the following accommodation:-

Accommodation

Ground floor sales area	46.31 sq m	(498.48 sq ft)
Ground floor kitchen area	9.59 sq m	(103.23 sq ft)
Ground floor store	6.62 sq m	(71.56 sq ft)

TOTAL NET INTERNAL	ARFA 62	.52 sa m	(673.27 sa ft)

Terms

The property is available to let on the basis of a new 5-year lease with rent review at year 3 on a full repairing and insuring basis.

Rent

A commencing rental of £16,000 per annum exclusive.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £13,250 UBR – 49.9p (2022/2023)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

The property has an energy performance asset rating of '46-B'.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VΔT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

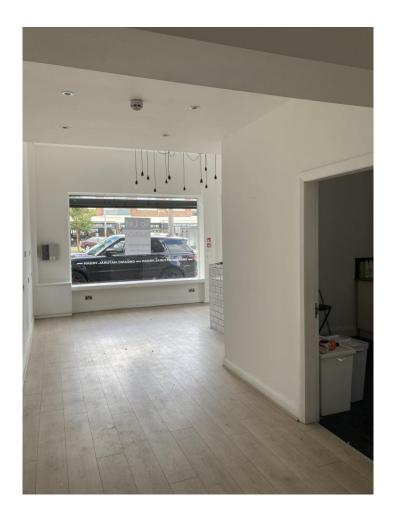
Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.







Plan for identification purposes only

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