

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 AREA	62.52 sq m	(673.27 sq 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.

VAT

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.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



Plan for identification purposes only

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



Ordnance Survey

© Crown Copyright. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250