



TO LET

Unit 7, The Curve, Mount Road, Heswall CH60 7SE

**PROMINENT
RETAIL/SHOWROOM**

**mason
owen...**

property consultants

0151 242 3000

www.masonowen.com

- Located in the centre of Heswall, an affluent town situated on The Wirral, approximately 10 miles south west of Liverpool and 13 miles north west of Chester
- Prominent premises on the junction of The Mount and with Telegraph Road, the main retail pitch in Heswall
- Suitable for a variety of uses, subject to planning
- Large open plan format
- Property benefits from the sole use of approx. 15 car parking spaces.
- The premises benefit from a second entrance from Telegraph Road at street level.
- The premises sits above Otto Lounge, WH Smith, Hays Travel and Cains of Heswall.
- Other nearby occupiers include Card Factory, M&Co, Clive Watkin Estate Agents, Subway, Costa and a number of independent operators

Unit 7, The Curve
Mount Road
Heswall
CH60 7SE

Areas

First Floor 5,300 sq ft (492.4 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£55,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £32,500

EPC

D83

Legal costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



For identification purposes only. Please note demise is at first floor level.



Viewing

Strictly through the agent:

Allie Bainbridge

t. 0151 242 3141

m. 07884 265 760

e. allie.bainbridge@masonowen.com