

TO LET Retail Unit

135a Manor Drive, Upton
Wirral, CH49 4LP

Key information

- ☐ Prominent retail unit
- ☐ Next to Morrisons Daily convenience Store
- ☐ Surrounded by residential
- ☐ 59 sq m (632 sq ft)



Contact

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Location

The property is located in a parade of shops in the village of Upton circa 4 miles west of Birkenhead. Other occupiers in the parade include Morrisons Daily convenience store and Bargain Beers with Uplands Service Station adjoining.

The surrounding area is residential in character with Hayfield School a short distance away.

Description

The property comprises a former hairdressing salon with glazed elevations to Manor Road.

Internally it comprises 4 sub divided offices, a WC and an open plan customer area.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Tenure

Leasehold

Terms

The property is available to let by way of a new sublease expiring no later than 21 July 2034.

Rent

£12,500 per annum exclusive.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £8,200.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground Floor	59	632

Viewing

Strictly via the sole letting agent only



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