

**TO LET**  
BRAND NEW PRIME RETAIL/LEISURE UNITS

**GRAHAM  
SIBBALD**



**HILBRE SANDS, DEE LANE, WEST KIRBY**

**THE TOWN**

Nestled along the picturesque Wirral Peninsula, West Kirby stands as a testament to both history and natural beauty. On the edge of the Dee Estuary West Kirby offers stunning views of rolling Welsh hills, tranquil waters, coastal trails and beautiful beaches.

Away from the waterfront, West Kirby’s lively town is complemented by plenty of places to eat including numerous artisan bakehouses, independent eateries and delightful delis all adding to the town’s vibrant food scene. Also worth mentioning the iconic links course and host to the Open Championship, Royal Liverpool Golf Club is only 1.1 miles away.

With so much to offer its no surprise The Sunday Times named the town as the best place to live by the sea.

**LOCATION**

West Kirby is approximately 40 minutes by direct train from Liverpool City Centre and benefits from excellent road and public transport connectivity.

The development is prominently situated fronting Dee Lane in the heart of the town centre and directly opposite the town’s principal surface level car park. Dee Lane connects the town to the popular waterfront and as such benefits from significant levels of footfall.

**POSTCODE**

CH48 0QA

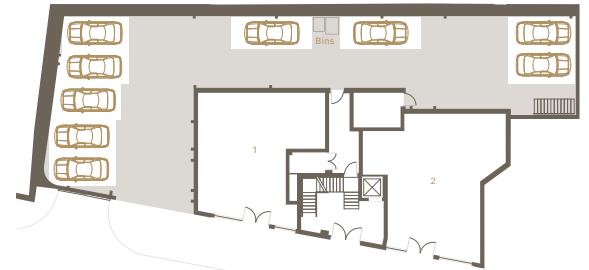


**ACCOMMODATION**

Upon completion the development will comprise 8 high end residential apartments with accompanying car parking. Along with the residential units the development will comprise the following two modern commercial premises at ground floor:

	SQ M	SQ FT
Unit 1:	77.48	834 (UNDER OFFER)
Unit 2:	87.51	942

**GROUND FLOOR**



- Parking 9 spaces
- Retail Space 1 834 sq. ft.
- Retail Space 2 942 sq. ft.



## LEASE

The premises are available by way of new full repairing and insuring leases for a term of years to be agreed

## QUOTING RENT

Upon application

## BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk))

## EPC

Energy Performance Certificate Ratings will be available upon completion of the development.

## PLANNING

The properties benefit from planning permission for Use Class E. Further details available upon request.

## TIMING

The Units are available from late 2024.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax [VAT].

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024

