

TO LET

3

Coronation Buildings Wallasey



Location

The unit is situated on Wallasey Road, offering excellent roadside prominence and good proximity to the town's main pedestrianized retailing pitch.

Occupiers in the immediate vicinity include Subway, Cash Generator, Yorkshire Building Society and Premier convenience store.

Accommodation

The premises comprise the following net internal floor areas (taken from the VOA pending completion of a measured survey):

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,326	123.2

Rent

The passing rent is £16,650 per annum exclusive.

Tenure

The premises are held on a lease expiring 25/08/2021.

Sublease offers will be considered, subject to the overall terms proposed.

Business Rates

The unit has a 2017 rateable value assessment of £15,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared September 2017

Viewing Strictly through the sole letting agent.

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