

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Retail

42 Pensby Road, Heswall, Wirral, CH60 7RE



Description

The premises comprise a ground floor lock up shop unit with basement storage providing 126.9 sq.m (1,366 sq.ft). The unit would be suitable for a variety of uses subject to planning.

Location

The property is located in a prime position in Heswall town centre, on the corner of Pensby Road and May Road a short distance from Aldi and a pay and display car park.

0151 647 9272

42 Pensby Road, Heswall, Wirral, CH60 7RE

Rental Price

£18,000 per annum

Accommodation

Sales Area	62.00m ²	664ft ²
Office	10.00m ²	111ft ²
Basement Storage	55.00m ²	591ft ²

WC Facilities

Legal Costs

The ingoing tenant will be responsible for the cost of the new lease.

VAT Statement

All prices and rents quoted are exclusive of VAT if applicable

Tenure

The premises are available by way of a new lease the length of which is negotiable. The tenant will be responsible for all repairs to the demised premises and to repay to the landlords a fair proportion of the cost of the buildings insurance premium and common repairs.

Rating Assessment

Rateable Value 2021	£13,250
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Strictly by arrangement with the sole agents:



Tom Carew
Commercial Agency
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T: 0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.