



**FOR SALE - REDEVELOPMENT POTENTIAL**

**RETAIL  
UNIT**

**100 New Chester Road, New Ferry, Wirral, CH62 5AG**

Retail Area 20,250 sq.ft. (1,881.29 sq.m.)

- The premises are located in New Ferry town centre and sit between the pedestrianised shopping area and the main town centre car park
- Part of redevelopment strategy for New Ferry
- The premises benefit from pedestrian entrances from three frontages and offers an opportunity for rental income from 4 vacant shop units within the entrance area
- Alternatively these units could be removed to create additional sales space for a single occupier

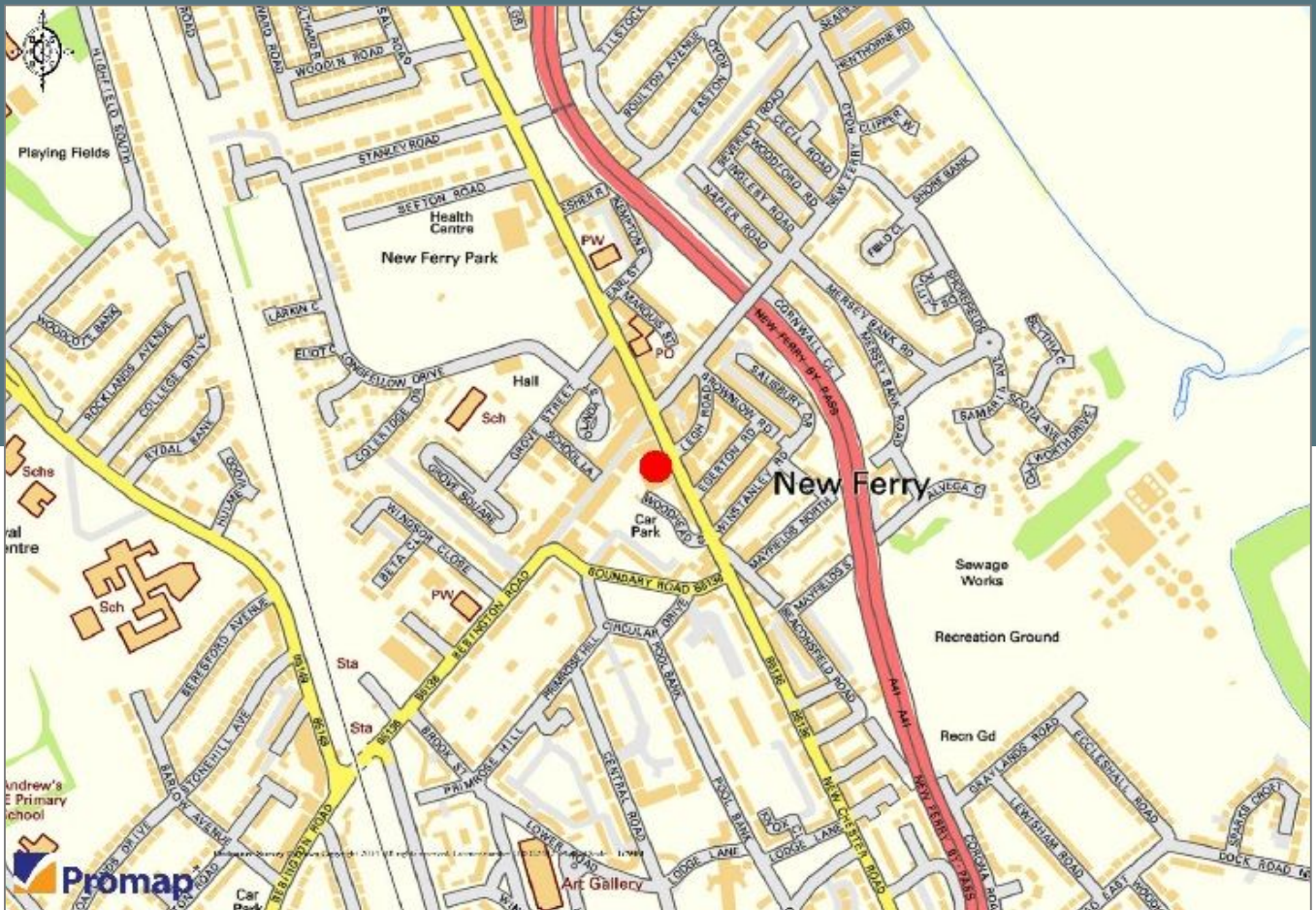
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owen...**

property consultants

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## Areas

Sales Area	859.82 sq.m.	9,255 sq.ft.
Other Areas	1,021.47 sq.m.	10,995 sq.ft.
Site Area	0.258 ha	0.636 acres

NB. vacant retail units have a total area of 3,176 sq.ft. which is included within the "Other Areas" above.

## Tenure

Freehold

## Price

Offers invited

## Rates

Rateable Value £183,000

## EPC

B42

## 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/let 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.*



## Viewing

Strictly through the agent:

Peter Burke

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