

Retail

108 Teehey Lane, Higher Bebington, Wirral, CH63 8QT



Description

The property comprises a ground floor retail unit most recently used as an opticians, with a separately accessed one bedroomed apartment to the first floor. Outside is a rear yard and outbuildings. The premises have gas central heating and electric security shutters to the shop front.

Location

The premises are located on Teehey Lane a short distance from the junction of Town Lane in Higher Bebington. Traders represented include Coop Supermarket, Betfred and Boots Chemists.

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Rental Price

£14,000 per annum

Accommodation

Front Sales	26.48m ²	285ft ²
Rear Office	15.24m ²	164ft ²
Staff Room/Store	8.92m ²	96ft ²
Kitchen	6.32m ²	68ft ²

To the first floor a one bedroomed apartment with a lounge, bedroom, kitchen and bathroom to the first floor and an attic store on the second floor. Outside there is a rear yard with brick built stores.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred in the preparation of the new lease.

VAT Statement

All prices and rents quoted are exclusive of vat if applicable.

Tenure

The property is available by way of a new F R & I lease the length of which is negotiable but for a minimum of three years.

Rating Assessment

Rateable Value	£4,750
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Strictly by arrangement with the sole agents:



Tom Carew

Commercial Agency

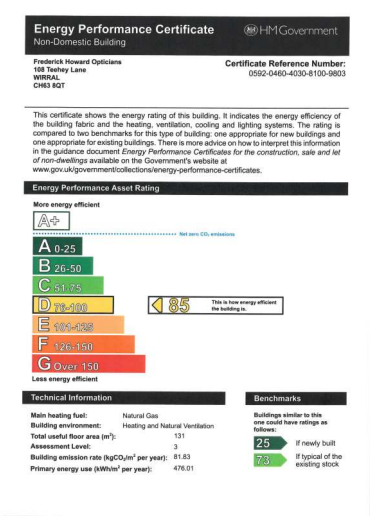
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