

FULLY FITTED CAFE TO LET UNIT 11 CORONATION BUILDINGS WALLASEY ROAD



LOCATION

The property occupies a prominent trading location being adjacent to Halifax and Rayner Opticians. Nearby multiple retailers include KFC, Sue Ryder, Claire House, Yorkshire Bank, Cash Generator, Coral and Wilkinson.

ACCOMMODATION

Internal width	16'3"	4.95 m
Shop depth	83'8"	25.48 m
Ground floor sales	1,347 sq ft	125.13 sq m

PLANNING

We are verbally advised by the Local Authority that the unit benefits from an A3 (restaurant and cafe) consent as defined within the Town & Country Planning (Use Classes) Order 1987 as amended.

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£15,750 per annum.

BUSINESS RATES

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value: £13,500

Rates Payable: £6,183

EPC

EPC Certificate reference number: 9783-4097-0621-0200-5505

Energy Performance Asset Rating: C-60

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK.

Tel. No. (0151) 227 3400

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Alternatively you may contact our joint agent Hugh Ockleston, Ockleston Bailey

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Subject to Contract

Details Prepared MARCH 2012

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

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