

WALLASEY (CH45 4NW)

50 WALLASEY ROAD, LISCARD

SHOP TO LET



SITUATION/DESCRIPTION

The subject property is located on Wallasey Road a busy traffic route through Liscard Village it also has prominence from St Albans Road. Retailers in the vicinity include **JD Wetherspoons, Papa Johns Pizza, Oxfam, Halifax Bank** and **Wilkinson** along with numerous local traders.

The premises comprise a mid terrace former Johnson the Cleaners unit creating an open plan retail facility with substantial first floor storage, ancillary and staff accommodation.

TENURE

The property is available on an effectively full repairing and insuring lease subject to 5 yearly upward only rent reviews for a term of which to be agreed.

ACCOMMODATION

The premises provide the following approximate areas/ dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Gross Frontage	16'08"	5.02 m
Net Frontage	16'02"	5.00 m
Shop Depth	49'02"	16.00 m
Ground Floor Sales	807 ft ²	74.97 m ²
First Floor inc Storage Areas & 2 wc's	401 ft ²	37.25 m ²
Total Net Internal Floor Area	1,208 ft ²	112.22 m ²

RENT

£12,000 per annum exclusive

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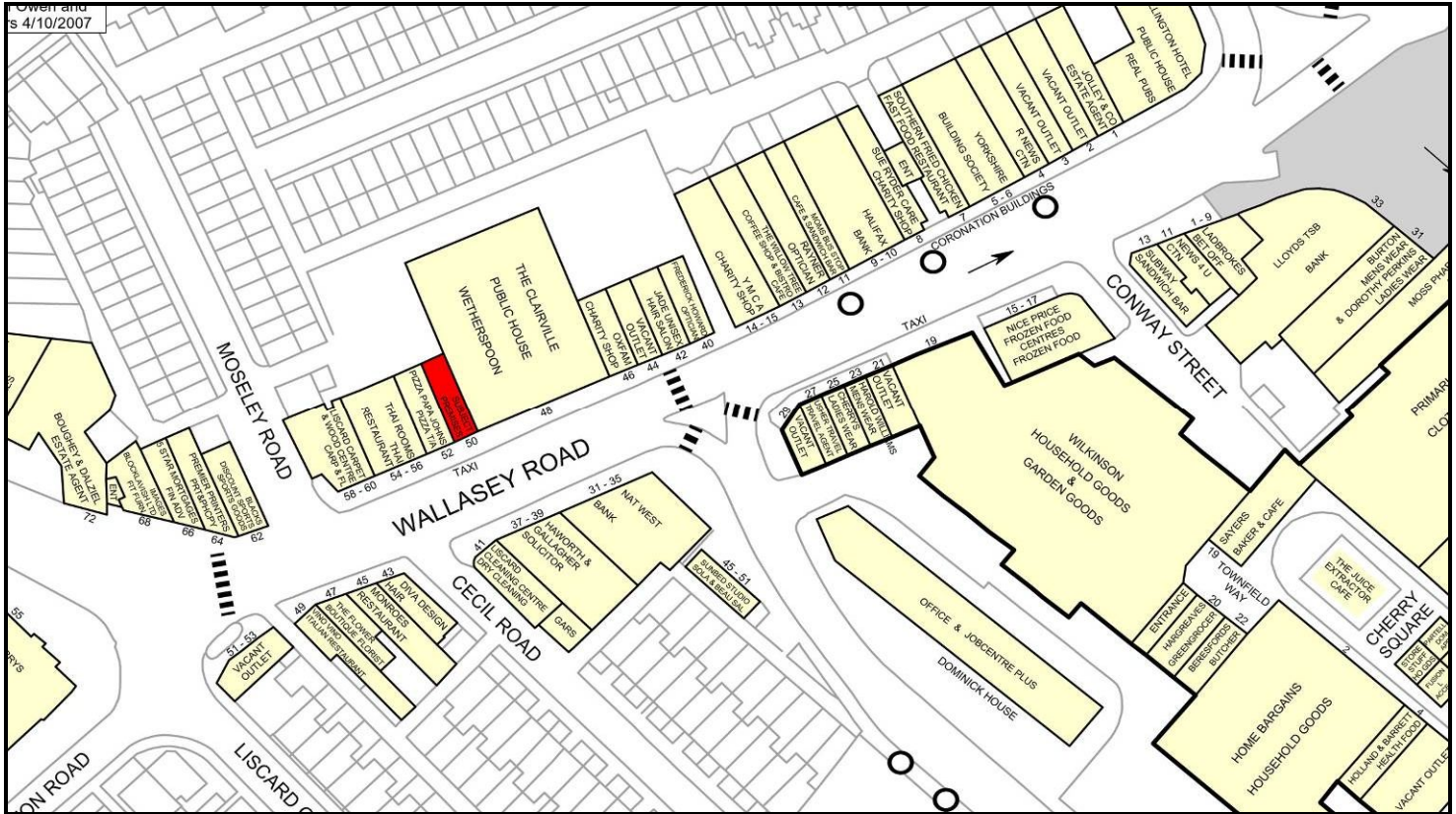
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RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value 2017	£12,500
Valuation Office Agency Estimate of Rates Payable 2017/2018	£5,825

Mason Owen gives no warranty that the values supplied or estimates of liability are accurate. Incoming tenants should rely on their own enquiries with the Billing Authority and the VOA. The above RV and estimated RP figures are obtained from the VOA website www.gov.uk/correct-your-business-rates

SERVICE CHARGE

A service charge will be levied in relation to the premises with respect to upkeep and maintenance of the car park at the rear.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band F138
A full copy of the EPC is available at www.epcregister.com

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact Allie Bainbridge
Tel 0151 242 3141
Email allie.bainbridge@masonowen.com

Or through our joint agent, Hyatt on Property:-

Contact Mike Honeybourne
Tel 0151 221 9335
Email mike@hyattonproperty.com

SUBJECT TO CONTRACT
Updated March 2017

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