

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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Retail

27c Church Road, Bebington, Wirral, CH63 7PG

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### Description

The property comprises a single storey lock up shop unit extending to 38.86 m<sup>2</sup> (418 ft<sup>2</sup>). The premises are suitable for a number of uses subject to planning.

### Location

The premises are located in a prominent main road position on Church Road (the B5136) close by is Bebington Civic Centre and there is a large free car park opposite. Other traders represented on Church Road include Boots Chemists, Whitegates and Bradshaw Farnham and Lea Estate Agents.

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## Rental Price

£9,500 per annum

## Accommodation

Sales Area	38.86m <sup>2</sup>	418ft <sup>2</sup>
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WC facilities

## Legal Costs

The ingoing tenant is to be responsible for the outgoing tenants and landlords legal costs incurred in the assignment.

## VAT Statement

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

## Tenure

The premises are available by way of an assignment of an existing five year F R & I lease which commenced on 1st April 2016.

## Rating Assessment

Rateable Value	£6,700
Small Business Rate relief will apply if eligible.	

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Strictly by arrangement with the sole agents.



**Tom Carew**  
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**0151 647 9272**

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.

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## Energy Performance Certificate

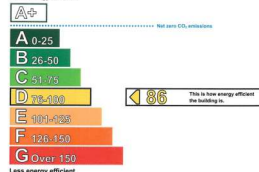
Martin & Co  
27c Church Road  
Bebington  
WIRRAL  
CH63 7PG

Certificate Reference Number:  
0065-4815-0344-1370-7000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel: Gas/ Stuffed Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 38  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 129.1  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:  
30 If newly built  
86 If typical of the existing stock

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