

LOCATION

The property is situated in Leasowe on the outskirts of Moreton, a residential area of North Wirral located 3 miles North West of Birkenhead. Junction 1 of the M53 Motorway is approximately 1 mile away via Leasowe Road (A551).

SITUATION

The property fronts the north side of the junction of Reeds Lane and Birket Avenue. Leasowe Station is located 500 yards away and direct trains are available from this station to Liverpool Lime Street. Surrounding occupiers include Chique Hair Salon, a Pharmacy and a One Stop Convenience Store.

DESCRIPTION

The premises comprise a traditional shop within a retail parade. The unit benefits from an electric roller shutter to the frontage and internally WC facilities to the rear of the sales area.

ACCOMMODATION

The premises have the following dimensions measured on a Net Internal basis:-

Gross Frontage	5.60 m	18 ft 4"
Net Frontage	5.23 m	17 ft 2"
Sales Area	40.77 sq m	439 sq ft

RATING ASSESSMENT

We understand the premises have a rateable value in the 2010 list of £5,500. Based on the current multiplier rates payable annually are £2,657.

Interested parties are however advised to make their own enquiries with the local authority.



TERMS

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENTAL

£6,500 per annum exclusive. Please note all outgoing may be subject to VAT where applicable.

VIEWING

Viewings are to be made strictly by prior appointment with the sole agents:- Mason Partners LLP, The Corn Exchange, Brunswick Street Liverpool L2 0PJ

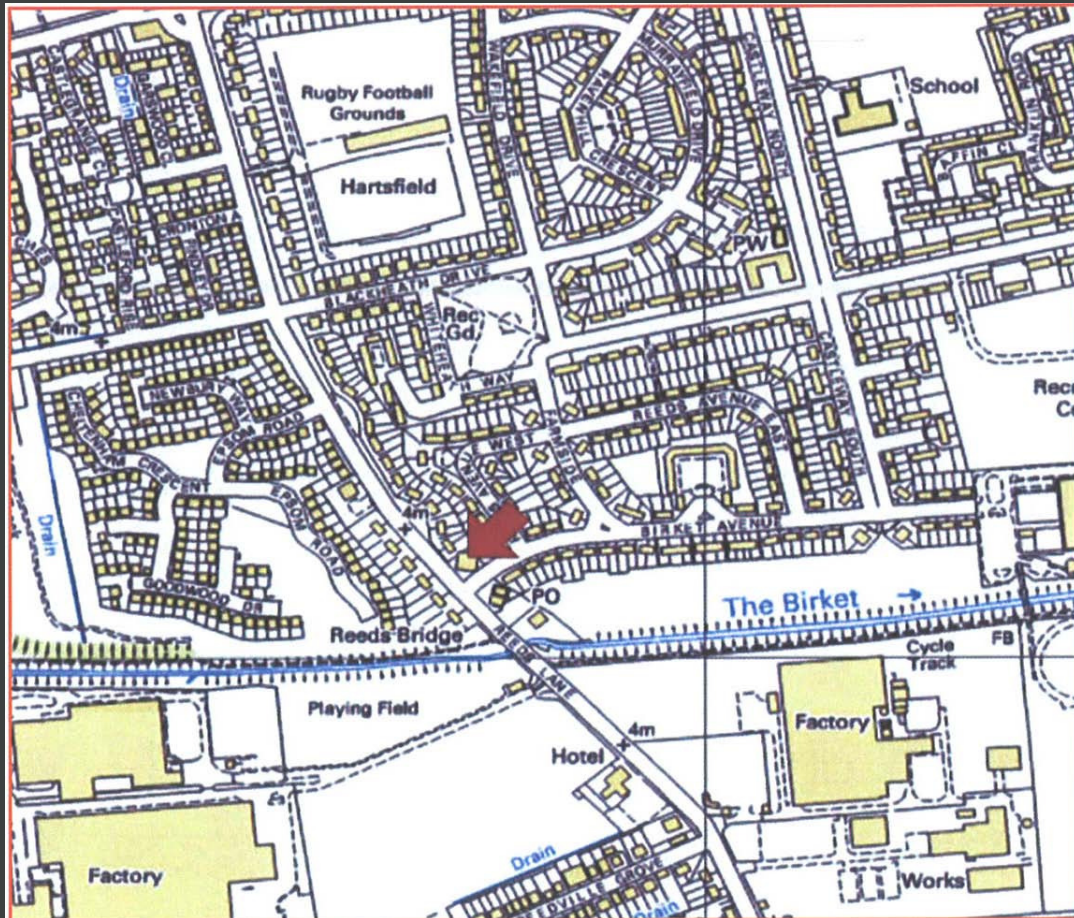
Contact Chris Thurston: 0151 225 0134
christhurston@masonpartners.com

SUBJECT TO CONTRACT
FEBRUARY 2015

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