



Units 1 & 2 The Old Shippon
Poulton Hall

TO LET - UNITS 1 & 2 THE OLD SHIPPON, POULTON HALL



Units 1 & 2 The Old Shippon, Poulton Road, Bebington, CH63 9LN



Two ground floor units suitable for use as workshop, office or storage space. Available together or separately for a new lease.

- Ground Floor Accommodation
- 223.02 SqM (2,401 SqFt)
- Available as a Whole or Separate
- Workshop, Office or Storage (Subject to Appropriate Consents)



James Clempner 01565 757972



james.clempner@fishergerman.co.uk



Simon Geary 01565 757 977



simon.geary@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- Bromborough 1.5 miles
- Birkenhead 5 miles

Sat Nav Postcode

- CH63 9LN

Location

The Old Shippon is located just off Poulton Road, between Moss Hey and Bromborough. Access is taken to a secure shared courtyard from the main road, travelling southwards.

Local shops and amenities are close by in the town of Bromborough, with the M53 Motorway also a short distance in the opposite direction.

Description

The character property has been arranged to provide commercial premises of a range of sizes, sharing communal facilities.

Units 1 & 2 are located on the ground floor of the main building and can be leased together or individually.

Unit 1 provides one open plan space and interconnects with a storage space adjacent. Meanwhile Unit 2 has been partitioned to provide two interconnecting rooms.

Shared WC facilities are located in the lobby,



Nearest Stations

- Bromborough 0.9 miles



Nearest Airports

- Liverpool 16.2 miles

Accommodation

	SqM	SqFt
Unit 1	94.10	1,013
Storage Unit	22.72	245
Unit 2	106.20	1,143
Total	223.02	2,401

Guide Rental

On Application.

Tenure

The premises are available by way of a new lease on Internal Repairing and Insuring terms, for a minimum of 3 years.

Business Rates

The premises are not currently registered for Business Rates. Further information can be provided upon request.

Services

We understand the mains electricity is connected, along with Estate water and drainage. Central heating is provided by biomass. Electricity is recharged via sub-meter whilst the costs of other utilities are recovered via the service charge.

Legal Costs

A contribution will be payable towards the Landlord's legal costs.

Service Charge

A service charge will be levied to cover the cost of maintaining, lighting, cleaning and repairing communal parts and areas.

EPC

Energy Performance Rating B.

Money Laundering & Referencing

The successful Tenant will be required to submit information to comply with Money Laundering Regulations. References will be required. The cost of £25 +VAT incurred will be payable by the tenant.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

