

# 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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Office, Retail

12 Prenton Road West, Birkenhead, CH42 9PN

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### Description

The property comprises a ground floor lock up shop/office with a garage/store to the rear. The accommodation extends to 49.24 sq.m (530 sq.ft) plus the garage. The premises have security shutters and benefit from gas central heating.

### Location

The property is located opposite Tranmere Rovers Football Club on the corner of Prenton Road West and Parkhurst Road.

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## Rental Price

£5,200 per annum

## Accommodation

Lower Sales	17.56m <sup>2</sup>	189ft <sup>2</sup>
Upper Sales	21.93m <sup>2</sup>	236ft <sup>2</sup>
Store	8.64m <sup>2</sup>	93ft <sup>2</sup>
Kitchen	3.9m <sup>2</sup>	42ft <sup>2</sup>

WC facilities Outside is a yard and lock up garage/store.

## Legal Costs

The incoming tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease.

## VAT Statement

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

## Tenure

The premises are available by way of a new internal repairing and insuring lease the length of which is negotiable.

## Rating Assessment

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Strictly by arrangement with the sole agents.



### Tom Carew

Commercial Agency

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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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