

WALLASEY

UNIT 1

CORONATION BUILDINGS

WALLASEY ROAD

PROMINENT SHOP UNIT TO LET WITH A5 CONSENT

Additional space available if required

LOCATION

The property occupies a prominent trading location with nearby multiple retailers including Roy Castle, Yorkshire Bank, Claire House, Sue Ryder, Halifax, Pizza Hut, KFC, Wilko, Subway and Ladbrokes.

ACCOMMODATION

The property is arranged on ground floor only with the following approximate areas and dimensions:-

Internal width (ave)	17'2"	5.3m
Shop depth	72'0"	21.9m
Built depth	98'5"	30 m
Ground floor sales	1,273 sq ft	118.3 sq m
Ground floor store	223 sq ft	20.7 sq m

ADDITIONAL ACCOMMODATION

If required, an increased ground floor sales area could be provided with the following approximate areas and dimensions:

Internal width	51'3"	15.6m
Shop depth	72'5"	22.0m
Built depth	98'5"	30 m
Ground floor sales	4,500 sq ft	418.05 sq m

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£12,500** (twelve thousand five hundred pounds) p.a.x.

The rental level for the enlarged unit is available upon request.



USER

The property benefits from an A5 consent (takeaway food) which was granted on 16 October 2018 (APP/18/01086) by Wirral Council.

ASSESSMENTS

Enquiries with the Local Authority website indicate the premises have been assessed for rating purposes as follows:-

Rateable Value	£16,250
UBR 2019/2020	49.2p
Rates Payable 2019/2020	£7,995

For verification purposes prospective tenants are advised to make their own enquiries with Metropolitan Borough of Wirral (0151 606 2000).

SERVICE CHARGE

The unit has a budget service charge for the year end 31 December 2018 of **£304.50** plus VAT.

EPC

The property has a rating of D97. A certificate and recommendations are available on request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Tel: 01244 403444

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VIEWING

By appointment through:-

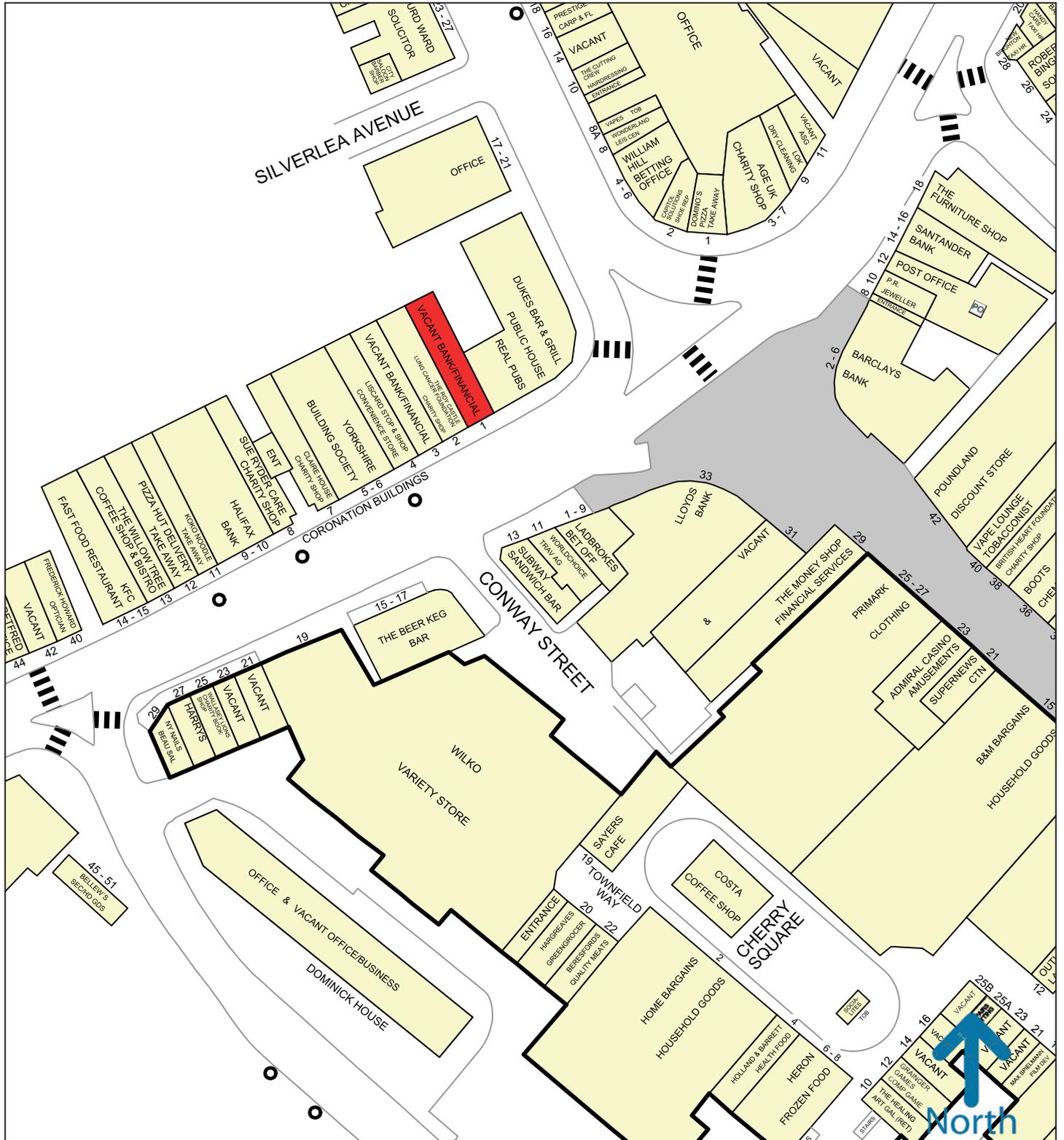
Hugh Ockleston of Ockleston Bailey
01244 403444
E-mail: hugh@ocklestonbailey.co.uk

Or:-

John Barker of Hitchcock Wright
0151 227 3400
E-mail: johnbarker@hwandp.co.uk

SUBJECT TO CONTRACT

HWO/eaw/rev250718



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