



**TO LET**

**Ground Floor 1,432 sq.ft. (133 sq.m.)**  
Unit 4, The Curve, Mount Road, Heswall, CH60 7SE

**PROMINENT  
RETAIL  
UNIT**

**mason  
owen**

Call now 0151 242 3000  
[www.masonowen.com](http://www.masonowen.com)

- Located in the centre of Heswall, an affluent town situated on the Wirral, approximately 10 miles south west of Liverpool and 13 miles north west of Chester
- Situated fronting The Mount close to its junction with Telegraph Road, the main retail pitch
- Modern retail unit with fully glazed frontage
- Suitable for a variety of uses, subject to planning
- WC and kitchen facilities
- Adjacent to Otto Lounge and Hays Travel and close to WHSmith
- Other nearby occupiers include WHSmith, Card Factory, M&Co, Clive Watkin Estate Agents, Hays Travel, Subway, Costa, Otto Lounge and a number of independent operators

Unit 4  
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## Area

Ground Floor 1,432 sq.ft. (133 sq.m.)

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£30,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value £16,750

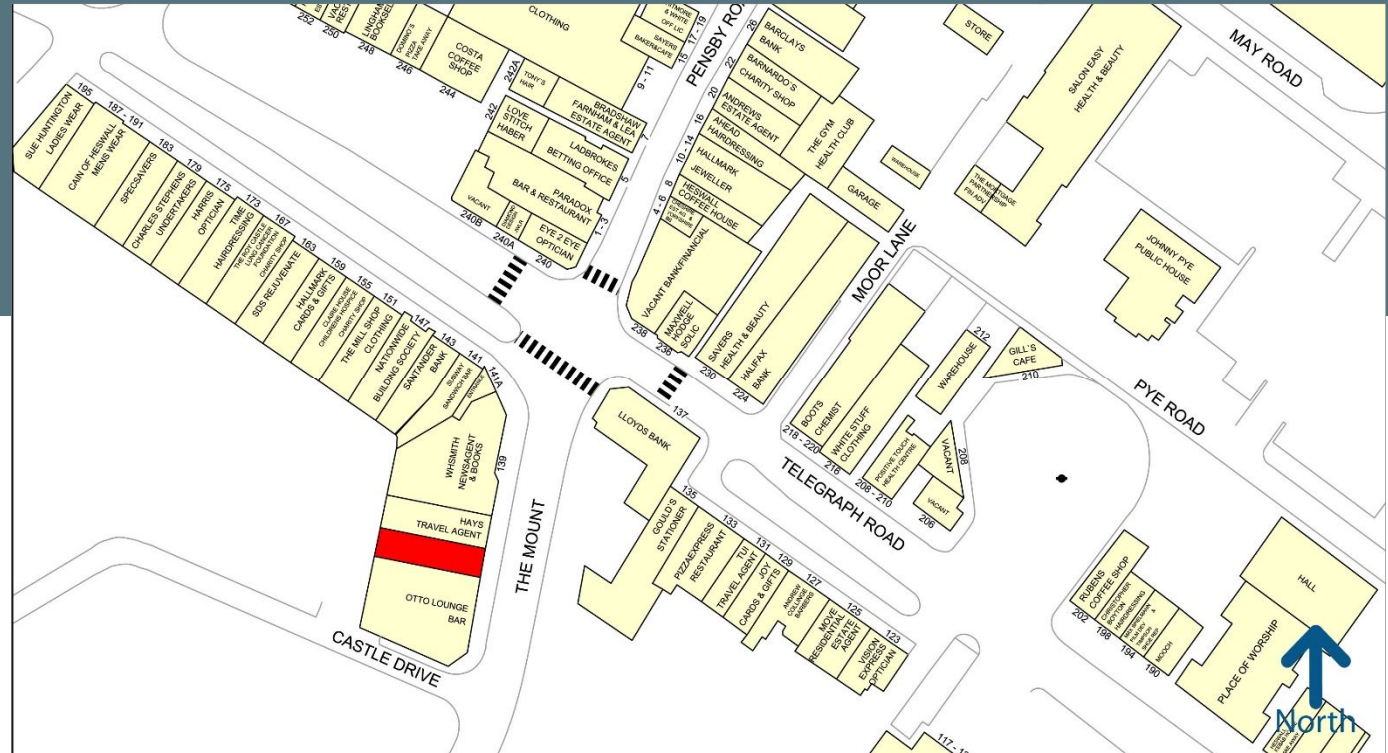
## EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

## Legal costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*



## Viewing

Strictly through the agent:

Allie Bainbridge

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