TO LET



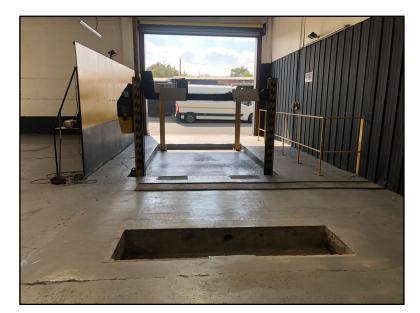


Unit B, Russell Road, Rock Ferry, Wirral, CH42 1LU

FORMER MOT GARAGE / INDUSTRIAL UNIT

> 4,755 SQ FT (441.8 SQ M)

SITUATED AJACENT TO ENTERPRISE RENT-A-CAR





DESCRIPTION

The unit comprises a former MOT garage / industrial unit of steel post and truss construction with a profile metal sheet clad roof incorporating translucent panels and brick elevations with a profile metal sheet clad covering.

Servicing is provided by way of 2 roller shutter loading doors accessed directly off Russell Road with a separate personnel entrance leading to reception/office accommodation. W.C. and canteen facilities are situated to the rear of the premises.

The property also currently benefits from an MOT bay area and sprinkler system.

ACCOMMODATION

The property in accordance with the RICS Code of Measuring Practice (6th Edition) and has a gross internal area of 4,755 sq ft (441.8 sq m).

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£18,000 per annum.

SERVICE CHARGE

A service charge is payable for the common parts of the estate.

ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of preparation and will be available upon request.





RATEABLE VALUE

According to the Valuation Office web site the property has a rateable value of £17,500.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

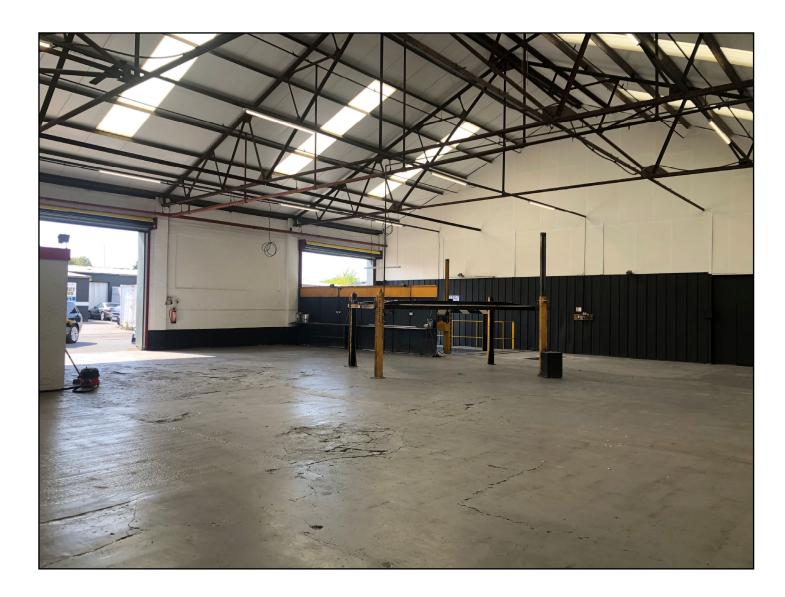
Each party will bear their own legal costs.

VIEWINGS

Strictly by prior appointment with the sole agent

Legat Owen:-Mark Diaper - markdiaper@legatowen.co.uk

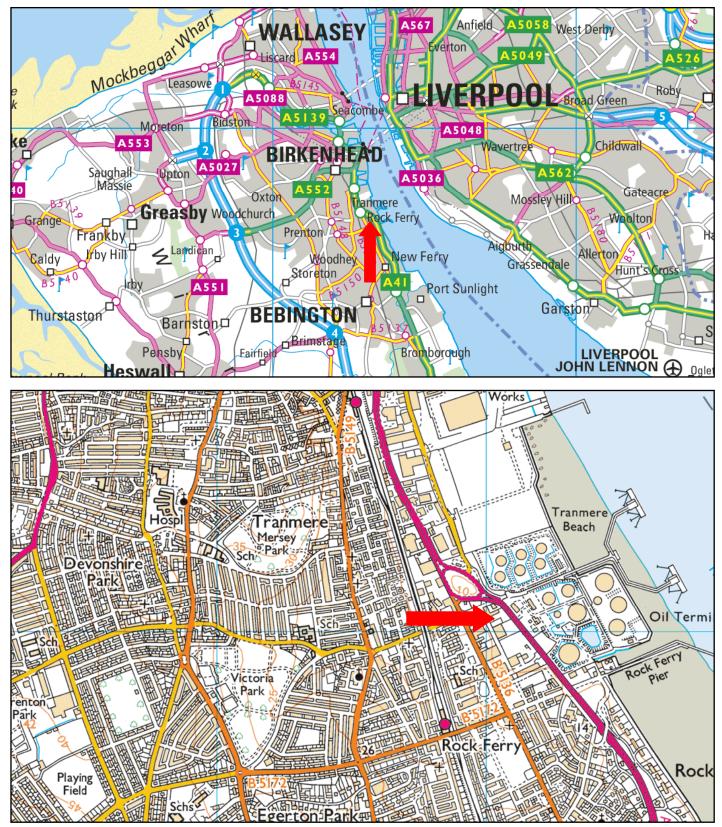






LOCATION

The property is situated adjacent to Enterprise Rent-A-Car with access directly off Russell Road, close to the junction with the Rockferry By-Pass (A41). The unit is situated within 2 miles of Birkenhead Docks and the Queensway Tunnel. Liverpool is approximately 4 miles to the north and Chester approximately 16 miles to the south and is situated in the centre of the Birkenhead trade counter area.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. May 2019

