

# Smith

---

## AND SONS

---

PROPERTY CONSULTANTS

Retail

244a Wallasey Village, Wallasey CH45 3HB

---



### Description

The property is split over two floors and has been used as a retail premises in previous years. The property benefits from electric roller shutters and a UPVC shop front. The property would be suitable for a variety of uses, subject to planning.

### Location

The property is located in Wallasey Village in close proximity to Grove Road Train Station, within a diverse parade with on-street parking and a high traffic and pedestrian flow.

0151 647 9272

<https://www.smithandsons.net/>

# 244a Wallasey Village, Wallasey CH45 3HB

---

## Rental Price

£11,500 per annum

## Tenure

The property is available by way of a brand new FR+I lease, for a minimum term of 5 years.

## Accommodation

Ground Floor	34m <sup>2</sup>	365.8ft <sup>2</sup>
First Floor	31m <sup>2</sup>	333.5ft <sup>2</sup>

## Rating Assessment

Ratable Value 2024	£4,950
--------------------	--------

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices quoted are exclusive of VAT

---

Strictly by arrangement with Agents. Contact :



**Tom Carew**  
Commercial Agency  
E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)  
T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

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.