

Smith AND SONS

PROPERTY CONSULTANTS

Retail

1-3 Mill Hill Road, Irby, Wirral, CH61 4UB



Description

A two storey double fronted lock up shop unit, currently trading as a hair-dressing salon, but suitable for a variety of alternative uses subject to planning.

Location

The premises are located on the corner of Mill Hill Road and Thingwall Road in the centre of Irby Village.

0151 647 9272

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

1-3 Mill Hill Road, Irby, Wirral, CH61 4UB

Rental Price

£12,000 per annum

Accommodation

Ground Floor Sales	39.7m ²	427ft ²
First Floor Offices	30.43m ²	328ft ²

There are WC facilities and a rear yard

Tenure

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

Rating Assessment

Rateable Value	£9,100
----------------	--------

Legal Costs

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

VAT Statement

All prices quoted are exclusive of VAT if applicable.

Strictly by arrangement with the sole agents:



Jamie Robertson

E: jxr@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.

1-3 Mill Hill Road, Irby, Wirral, CH61 4UB



0151 647 9272

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

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.