

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

104 Ford Road, Upton, Wirral CH49 0TQ



## Description

The property comprises a ground floor retail unit that extends to 743 Sq.FT, which can be used for a variety of purposes subject to the correct planning. The property benefits from having electric roller shutters and being recently refurbished.

## Location

The property is located in the middle of a diverse parade within Upton Village benefiting from a high pedestrian flow with the nearby Upton Hall Convent School as well as being on a major bus route and a short distance to the M53 Motorway.

0151 647 9272

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

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## Rental Price

£8,000 per annum

## Accommodation

Total retail area	69.1m <sup>2</sup>	743ft <sup>2</sup>
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

By way of a brand new FR+I lease the length of which is negotiable.

## Rating Assessment

Rateable Value	From 1st April 2023 : £5,300
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Strictly by appointment with Agent. Contact :



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