

Smith

AND SONS

PROPERTY CONSULTANTS

Retail

20 Church Road, Bebington CH63 7PH



Description

The property comprises a single story retail unit which benefits from a return frontage and being positioned in a prominent trading position. The property was previously used as a florists however could be used for a variety of purposes subject to planning. The property measures at 48.66 Sq.m (523.6 Sq.Ft)

Location

The property is located within Higher Bebington a short distance from the A41 and M53 Motorway and benefits from being on a bus route and a short walk from Port Sunlight train station. There is a large free public car park to the properties rear.

0151 647 9272

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

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Rental Price

£10,500 p.a

Accommodation

Ground Floor	48.66m ²	523.6ft ²
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W.C and Kitchen Facilities

Tenure

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

Rating Assessment

Ratable Value 2024	£7,800
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Legal Costs

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

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

By appointment with sole agent, contact;



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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.

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Energy performance certificate (EPC)

20 Church Road BEBINGTON CH63 7PH	Energy rating C	Valid until 31 March 2033
Property type Retail/Financial and Professional Services		Certificate Number 1899-4375-2017-9118-6890
Total floor area 49 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built: **A+**

If typical of the existing stock: **B+**

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