

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Industrial

Industrial Unit Moor Lane, Heswall CH60 0DA

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### Description

The property comprises a steel framed warehouse/storage facility extending to 2,361 sq.ft. (29.6 sq.m.) with an eaves height of 3.34m and an office. The property would be suitable for a variety of uses, subject to planning.

### Location

The property is located off two main high streets of Heswall on Moor Lane, a short distance from the Johnny Pye Pub and Aldi supermarket. The location benefits from good public transport links in the form of a bus station and a nearby pay & display car park.

0151 647 9272

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## Rental Price

Offers over £22,000 per annum

## Tenure

The property is available by way of a new lease the length of which is negotiable.

## Accommodation

Warehouse/storage	187.75m <sup>2</sup>	2201ft <sup>2</sup>
Office	13.2m <sup>2</sup>	142ft <sup>2</sup>

## Rating Assessment

Rateable Value	To be separately assessed
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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

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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/>

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