

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

3 Milner Road, Heswall, Wirral, CH60 5RT

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### Description

The property comprises a mid-terraced, two storey lock up shop/office unit extending to 54.46 sq.m (608 sq.ft). The premises have an electrically operated security shutter to the front. There is a secure yard to the rear.

### Location

The property is located opposite Windsors Car Showroom and is a short distance from Heswall town centre. The property is at the end of a parade of shops containing a travel agent, fitness studio, salons and cafe/takeaways. The property also benefits from on-street parking nearby.

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## Rental Price

£8,000 per annum

## Accommodation

Sales	10.96m <sup>2</sup>	118ft <sup>2</sup>
Rear Office	10.87m <sup>2</sup>	117ft <sup>2</sup>
Under-stairs Store	1.30m <sup>2</sup>	14ft <sup>2</sup>
Kitchen	5.48m <sup>2</sup>	59ft <sup>2</sup>
First Floor Front	10.87m <sup>2</sup>	117ft <sup>2</sup>
First Floor Rear	10.87m <sup>2</sup>	117ft <sup>2</sup>

Bathroom/WC Outside a rear yard area.

## Legal Costs

The ingoing tenant to pay the landlords reasonable legal costs incurred in drawing up the new lease.

## VAT Statement

All prices and rent quoted are exclusive of VAT

## Tenure

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

## Rating Assessment

Rateable Value	£2,750
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Strictly by arrangement with the sole agents



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