

Smith

AND SONS

PROPERTY CONSULTANTS

Office, Retail

3 Milner Road, Heswall, Wirral, CH60 5RT



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.

0151 647 9272

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Rental Price

£8,000 per annum

Accommodation

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

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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