

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

18 Church Road, Bebington, Wirral, Merseyside CH63 7PH

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### Description

The property comprises of a single story retail unit which has previously been used as a hair dressers, however would be suitable for a variety of uses subject to planning. The property benefits from an electric roller shutter.

### 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.

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## Rental Price

£11,000 per annum

## Tenure

By way of a new FRI lease, the length of which is negotiable.

## Accommodation

Sales Area	37.63m <sup>2</sup>	404.8ft <sup>2</sup>
Storage	10.69m <sup>2</sup>	115ft <sup>2</sup>
WC	1.64m <sup>2</sup>	17.6ft <sup>2</sup>

## Rating Assessment

Rateable value	£7,700 (may be subject to small business rates relief)
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## Legal Costs

Each party is responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT.

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Strictly by appointment with sole agent. Contact :



**Jamie Robertson**

E: [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

T: 0151 647 9272

0151 647 9272

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