

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

249 Liscard Road, Wallasey CH44 5TH



## Description

The property was previously used as a computer repair shop but could be used for a variety of purposes subject to planning. The property comprises of a ground floor retail unit extending to a total floor area of 58.62 Sq.m (630.75 Sq.ft). The property benefits from a yard to the rear and electric roller shutters.

## Location

The property is located on Liscard Road, in Liscard town center. The property is well situated resulting in high amounts of foot traffic, the property also benefits from being well served with good transport links, being a short distance from Liscard Bus station. Other traders nearby include Greggs and Mcdonalds.

0151 647 9272

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

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## Rental Price

£9,000 per annum

## Accommodation

Ground Floor	58.62m <sup>2</sup>	630.75ft <sup>2</sup>
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## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All price and rents quoted are exclusive of VAT

## Tenure

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

## Rating Assessment

Ratable Value	£4,900
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Strictly by appointment with sole agent:



**Jamie Robertson**

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