

Smith

AND SONS

PROPERTY CONSULTANTS

Retail

241 Rake Lane, Wallasey CH45 5DJ



Description

The property comprises a mid terrace ground floor retail unit extending to 101.42 sq.m. (1091.2 sq.ft.) with kitchen and w.c. facilities. There is a covered rear yard area suitable for storage. The property benefits from electric roller shutters and on street parking to the front.

Location

The property is located within a diverse parade of shops in a predominantly residential area, with local amenities and public parks.

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Rental Price

£8,500 per annum

Accommodation

Sales Area	52.64m ²	566.4ft ²
Office	12.62m ²	135.8ft ²
Storage	36.16m ²	389ft ²

Kitchen and w.c. facilities

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rent quoted are exclusive of VAT

Tenure

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

Rating Assessment

Rateable Value	£1,350
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Strictly by arrangement with sole agent. : Contact



Jamie Robertson

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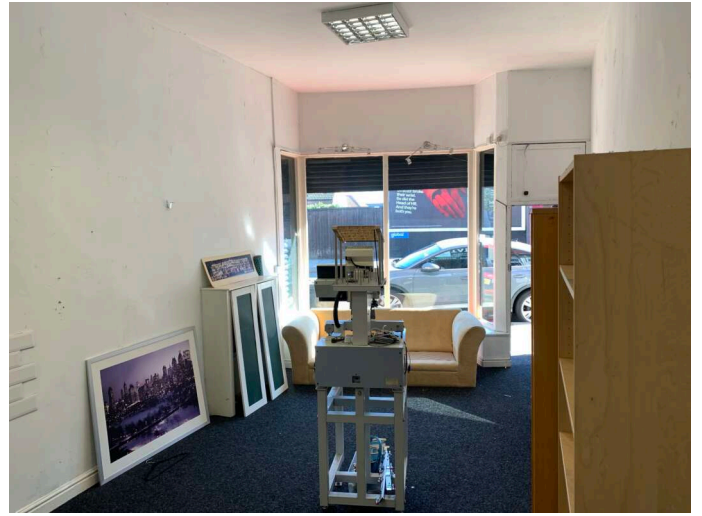
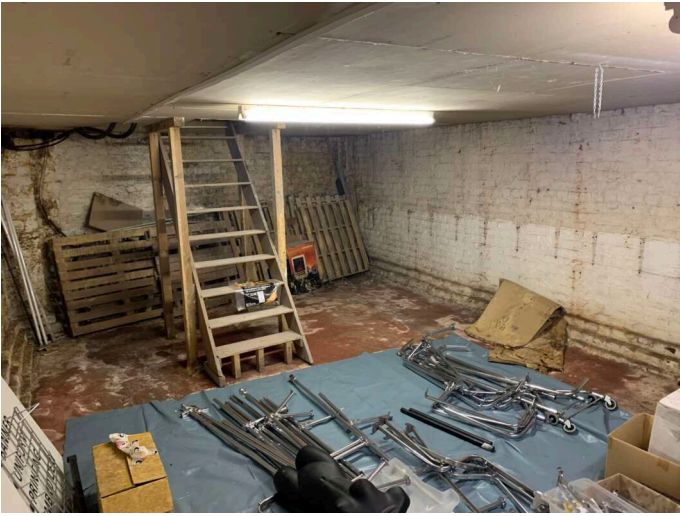
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