

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

359 Pensby Road, Heswall CH61 9NF



## Description

The property comprises a ground floor lock up shop with storage to the side and rear with an office on the first floor and extends to 2,212 sq.ft. (205.5 sq.m.). The property would be suitable for a variety of uses, subject to planning.

## Location

The property is located on a main road close to other retailers such as Tesco and Texaco Petrol Station. The location benefits from a high traffic flow and is on major bus routes serving Heswall.

0151 647 9272

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

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## Rental Price

£16,000 per annum

## Accommodation

Ground floor	145.6m <sup>2</sup>	1,566ft <sup>2</sup>
First Floor	60m <sup>2</sup>	645ft <sup>2</sup>

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

## Tenure

The property is available by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£14,250
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Strictly by arrangement with agent. Contact :



### Tom Carew

Commercial Agency

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