

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

185 Kings Road, Bebington CH63 8QZ



## Description

The ground floor retail unit extends to 45.2 Sq.M (486 Sq.Ft) including kitchen and W.C facilities. The unit was previously used as a hair salon but could be used for a variety of purposes subject to the correct planning. On the first floor is a separately accessed dwelling which contains two bedrooms, a living space, kitchen and W.C facilities.

## Location

The property is located on a locally established parade of shops, made up largely of independent retailers. Some national traders nearby include Bargain Booze and and Coop.

0151 647 9272

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

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## Rental Price

£13,000 per annum

## Accommodation

Ground Floor	45.2m <sup>2</sup>	486ft <sup>2</sup>
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First floor residential - 2 bedrooms, living space, W.C and kitchen facilities.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are to be taken exclusive of VAT

## Tenure

By way of a brand new FR+I lease, the length of which is negotiable.

## Rating Assessment

Ratable Value	£2,275
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By appointment with sole agent. Contact;



**Jamie Robertson**

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