

Smith AND SONS

PROPERTY CONSULTANTS

Retail

22 Thingwall Road, Irby CH61 3UE



Description

The property comprises a ground floor lock up shop/office unit extending to 41.89 m² (541ft²). The premises would be suitable for a variety of uses subject to the correct planning. In addition there is one car parking space to the rear.

Location

The premises are located in the center of Irby Village in a well established parade of shops consisting of hairdressers, coffee shops, butchers and a convenience store as well as many other local traders. There is a free car park a short walk from the parade.

0151 647 9272

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

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Rental Price

£9,500 per annum

Accommodation

Sales Area	29.89m ²	311ft ²
Rear Office/Sales	13m ²	140ft ²

W.C and kitchen facilities.

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease.

VAT Statement

All price and rents quoted are exclusive of VAT.

Tenure

The premises are available by way of a brand new FR+I lease, the length of which is negotiable.

Rating Assessment

Ratable Value	£4,900
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Other Info

The premises will be available from January 2025.

Strictly by appointment with sole agent, contact;



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