

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

35-37 Eastham Village Road, Eastham, Wirral, CH62 0BL

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### Description

The property comprises a ground floor, double fronted, lock up commercial unit extending to 101.54 sq.m (1,093 sq.ft). The premises would be suitable for a variety of retail/office uses. The premises benefit from gas central heating and electric roller shutters.

### Location

The premises are located in Eastham Village a short distance from the junction of the A41 and Eastham Village Road. The location benefits from excellent transport links due to their close proximity to junction 5 of the M53 mid-Wirral motorway.

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## Rental Price

£13,000 per annum

## Accommodation

Main Sales	93.83m <sup>2</sup>	1010ft <sup>2</sup>
Kitchen/Store	7.71m <sup>2</sup>	83ft <sup>2</sup>

WC 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 prices and rents quoted are exclusive of vat if applicable.

## Tenure

The premises are available by way of a new effectively Full Repairing and Insuring lease the length of which is negotiable but for a minimum of three years.

## Rating Assessment

Rateable Value	£11,250

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Strictly by arrangement with the sole agents:



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

T: 0151 647 9272

0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

# 35-37 Eastham Village Road, Eastham, Wirral, CH62 0BL

## Energy Performance Certificate

Non-Domestic Building

35-37, Eastham Village Road  
Eastham  
WIRRAL  
CH62 0BL

Certificate Reference Number:  
0250-7837-0315-1330-3084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 132  
Building complexity (BACS level): 3  
Building emission rate (kgCO<sub>2</sub>e/m<sup>2</sup> per year): 82.85  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:  
25 If newly built  
73 If typical of the existing stock

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