

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

240b Telegraph Road, Heswall, Wirral, CH60 7SG



## Description

The property comprises a retail/office unit arranged over the first and second floors, extending to 83.24 sq.m (896 sq.ft). There is a shared ground floor entrance and stairwell.

## Location

The premises are located in a prominent position on Telegraph Road, a short distance from the junction of Pensby Road, in Heswall Town Centre. Other nearby traders include Santander, Nationwide, and Tesco.

0151 647 9272

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## Rental Price

£7,200 per annum

## Accommodation

Entrance Lobby	2.97m <sup>2</sup>	32ft <sup>2</sup>
Main Sales	21.93m <sup>2</sup>	326ft <sup>2</sup>
Workroom	20.16m <sup>2</sup>	217ft <sup>2</sup>
Kitchen Area	8.45m <sup>2</sup>	91ft <sup>2</sup>
Second Floor Storeroom	21.37m <sup>2</sup>	230ft <sup>2</sup>

Shared Entrance, Stairwell and WC facilities.

## Legal Costs

The in going tenant will be responsible for the landlords legal cost incurred in the preparation of the lease.

## VAT Statement

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

## Tenure

The premises are available by way of a new internal repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value 2025	£3,900
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Strictly by arrangement with the sole agents:



**Jamie Robertson**

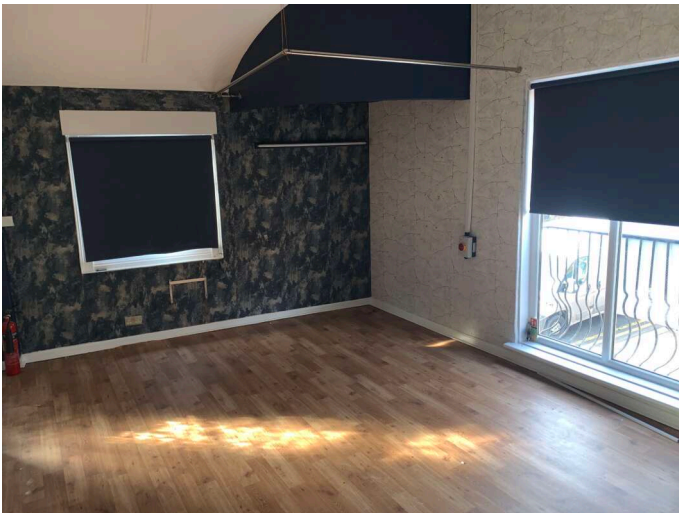
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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.

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