

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

First Floor 34-38 Banks Road, West Kirby, CH48 0RD



## Description

The property comprises of office/retail space which was most recently used as a tattoo studio. The premises extends to 156.26 sq.m (1,682 sq.ft) and would be suitable for a variety of uses, subject to planning. The premises have a dedicated ground floor entrance giving 24 hour access.

## Location

The property is located in West Kirby town centre on the corner of Banks Road and Salisbury Avenue. The property is a short distance away from West Kirby marine lake and retailers such as Subway and Ruebens Coffee.

0151 647 9272

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

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## Rental Price

£14,000 per annum

## Accommodation

Net Internal Floor Area	156.26m <sup>2</sup>	1682ft <sup>2</sup>
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Ground floor entrance lobby with stairs leading to first floor lobby with a staff toilet. The main area has been subdivided with stud partitioning which can be removed to provide open plan space.

## Legal Costs

Each party will pay their own legal costs.

## 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.

## Rating Assessment

Rateable Value	£11.250
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Strictly by arrangement with the sole agents:



**Jamie Robertson**

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