

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 ²	1682ft ²
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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:



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