

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

30 Pensby Road, Heswall, Wirral CH60 7RE



### Description

The property extends to 164.7 sq.m ( 1772 sq.ft) has previously been used as an estate agents and benefits from parking and access at the rear including the basement and first floor offices. The property is alarmed and would be suitable for a variety of uses subject to planning

### Location

The property is located on Pensby Road close to the junction of Telegraph Road within Heswall town centre and benefits from a diverse and thriving high street with national retailers in close proximity. The property also benefits from up to six parking spaces at the rear with access from Moor Lane.

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## Rental Price

£23,000 per annum

## Tenure

By way of an assignment of an existing 15 year lease ending 31st October 2030

## Accommodation

Retail	53.5m <sup>2</sup>	575ft <sup>2</sup>
Sales Office	15.6m <sup>2</sup>	167ft <sup>2</sup>
Basement	47.4m <sup>2</sup>	510ft <sup>2</sup>
First Floor Offices	48.2m <sup>2</sup>	518ft <sup>2</sup>

## Rating Assessment

Rateable Value	To be reassessed
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## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of VAT.

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Strictly by arrangement with sole agent.



### Tom Carew

Commercial Agency

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