

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

3 Milner Road, Heswall, Wirral, CH60 5RT



## Description

The property comprises a mid-terraced, two storey lock up shop/office unit extending to 54.46 sq.m (608 sq.ft). The premises have an electrically operated security shutter to the front. There is a secure yard to the rear.

## Location

The property is located opposite Windsors Car Showroom and is a short distance from Heswall town centre. The property is at the end of a parade of shops containing a travel agent, fitness studio, salons and cafe/takeaways. The property also benefits from on-street parking nearby.

0151 647 9272

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

# 3 Milner Road, Heswall, Wirral, CH60 5RT

## Rental Price

£8,000 per annum

## Accommodation

Sales	10.96m <sup>2</sup>	118ft <sup>2</sup>
Rear Office	10.87m <sup>2</sup>	117ft <sup>2</sup>
Under-stairs Store	1.30m <sup>2</sup>	14ft <sup>2</sup>
Kitchen	5.48m <sup>2</sup>	59ft <sup>2</sup>
First Floor Front	10.87m <sup>2</sup>	117ft <sup>2</sup>
First Floor Rear	10.87m <sup>2</sup>	117ft <sup>2</sup>

Bathroom/WC Outside a rear yard area.

## Legal Costs

The ingoing tenant to pay the landlords reasonable legal costs incurred in drawing up the new lease.

## VAT Statement

All prices and rent quoted are exclusive of VAT

## Tenure

The premises are available on a new full repairing and insuring lease the length of which is negotiable.

## Rating Assessment

Rateable Value	£2,750
----------------	--------

Strictly by arrangement with the sole agents



**Jamie Robertson**

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

T: 0151 647 9272

0151 647 9272

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

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.

## 3 Milner Road, Heswall, Wirral, CH60 5RT

---



0151 647 9272

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

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.