

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

16 Pensby Road, Heswall, Wirral CH60 7RE



## Description

The property comprises a ground floor lock up shop with basement storage extending to 93.27 sq.m. (1,004 sq.ft.) The premises would be suitable for a variety of uses, subject to planning.

## Location

The premises are located on Pensby Road in Heswall town centre, a short distance from the crossroads with Telegraph Road. There are a number of national retailers located close by including Subway and Costa Coffee.

0151 647 9272

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

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## Sale Price

£230,000

## Rental Price

£15,500

## Accommodation

Sales Area	47.28m <sup>2</sup>	509ft <sup>2</sup>
Basement	45.95m <sup>2</sup>	495ft <sup>2</sup>

W C Facilities

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The property is available by way of a new lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£11,000
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Strictly by arrangement with the agents, Contact :



## Tom Carew

Commercial Agency

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