

Smith

AND SONS

PROPERTY CONSULTANTS

Retail

4, 6 + 8 Prenton Road West, Birkenhead CH42 9PN



Description

The property comprises a substantial ground floor retail unit, which was previously used as a Kitchen showroom however could be used for a variety of purposes subject to the correct planning. The property extends to 2877 Sq.Ft (267.4 Sq.m) and benefits from electric roller shutters across the whole property frontage.

Location

The property is located opposite Tranmere Rovers Football Club and The Mersey Clipper Pub, on the corner of Prenton Road West and Parkhurst Road, close to the junction with Borough Road, which benefits from a high amount of traffic and footfall, particularly on matchdays.

0151 647 9272

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Rental Price

£25,000 per annum

Accommodation

4 Prenton Road West	79.9m ²	859.724ft ²
6+8 Prenton Road West	187.5m ²	2017.47ft ²

W.C and Kitchen Facilities.

Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

Tenure

By way of a brand new Full Repair and Insuring lease, the length of which is negotiable.

Rating Assessment

4 Prenton Road West Ratable Value 2025	£5,400
6 + 8 Prenton Road West Ratable Value 2025	£12,750

Other Info

Our client may consider proposals which involve splitting the property into two separate units.

Strictly by appointment with sole agent.



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