

UNIT 3, CORONATION BUILDINGS

WALLASEY ROAD

PROMINENT SHOP TO LET (A5 CONSENT)



LOCATION

Wallasey is an established town centre in the north of the Wirral Peninsular, approx 6 miles west of Liverpool City Centre (via Wallasey Tunnel). The property is prominently located on Wallasey Road (A551) diagonally opposite the pedestrianised Liscard Way. Occupiers in the vicinity include Halifax Bank, Yorkshire Building Society, Lloyds TSB and Wetherspoons.

ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Ground Floor Sales	1,132 sq.ft	105.16 sq.m
Gross frontage	17' 4"	5.27 m
Internal Width	15' 8"	4.77 m

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of £17,500 per annum exclusive.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value

£16,250

UBR 2009/2010 - 48.5p

Rates Payable 2009/2010 £7,881

Interested parties are advised to make their own enquiries with Wirral Metropolitan Council on 0151 606 2000.

USER

From verbal enquiries with the Local Authority it is understood that the property benefits from A5 (hot food takeaway) consent as defined within the Town & Country Planning (Use Classes) Order 1987 (as amended).

EPC

An Energy Performance Certificate has been commissioned, further details available on request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Joel Lawson - Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

joellawson@hwandp.co.uk

Alternatively contact our joint agent, Hugh Ockleston at Ockleston Bailey 01244 403444.

Subject to Contract

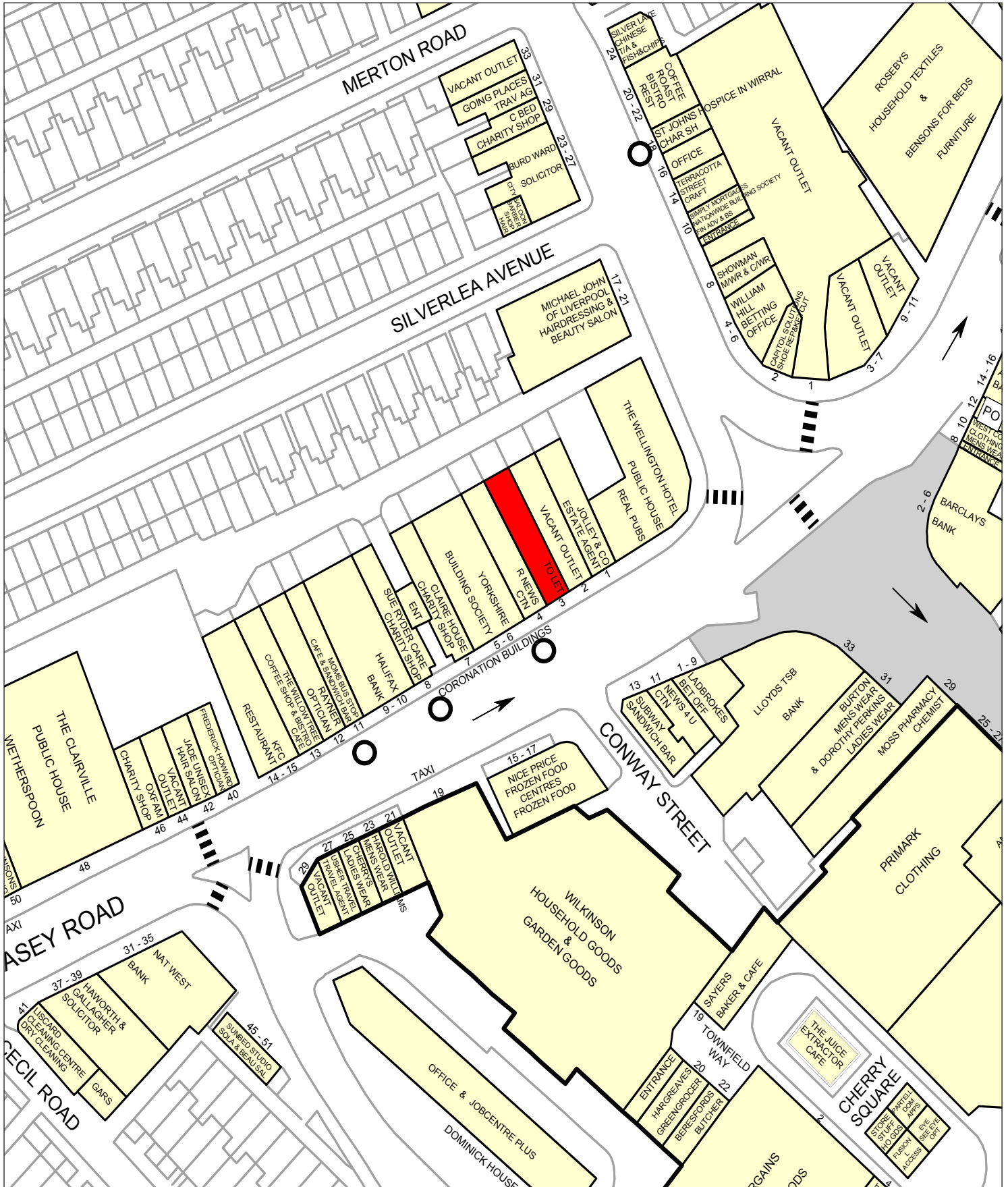
Details Updated SEPT 2009



www.hitchcockwright.co.uk



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