

TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£9,500 per annum



23 Arrowe Park Road, Wirral CH49 0UB

LOCATION

The property is located in Upton which is a popular residential area located approximately 4 miles west of Birkenhead Town Centre and 0.5 miles from junction 2A of the M53 which allows easy access to the Kingsway Tunnel and the national motorway network generally. The property is situated within a parade of retail units on Arrowe Park Road. Surrounding occupiers are predominantly local independent traders plus two schools and two pubs.

DESCRIPTION

The property comprises of a rectangular sales area with kitchen, store and W/C facilities. The premises benefits from electric steel roller shutters, air conditioning and on-street parking immediately outside the premises. Neighbouring occupiers within the parade include, Dominos, British Red Cross, Go Local, One Stop, William Hill, Hurst's Bakery and various other independents.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor Total	61.98 sq.m.	667 sq.ft.
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TERM

A new full repairing and insuring lease for a term of years to be agreed.

RENT

£9,500 per annum.

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

BUSINESS RATES

The property has been assessed as having a rateable value of £8,900 as at the 1st April. Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with their local council.

EPC

Certificate Number: 3587-2369-9005-5277-2487
Energy Performance Asset Rating: C

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract
Details Updated November 2023



23 Arrow Park Road, Wirral CH49 0UB

