

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£22,000 per annum



13 Banks Road, West Kirby CH48 0QX

LOCATION

This well-positioned retail unit is located within the busy seaside town of West Kirby which is approximately 12 miles west of Liverpool City Centre. The premises is situated on Banks Road, just off the A540 which is the principal route between the Wirral towns of Hoylake, West Kirby and Heswall. The property is easily accessible from the nearby West Kirby railway and bus station.

DESCRIPTION

The property is situated at ground floor only and comprises a main sales area currently fitted with counter units and a disabled W.C. There is a kitchen and preparation area to the rear, with commercial cold storage units.

The premises benefits from nearby on-street customer parking. Surrounding occupiers include Fraser Bell Jewellers, Little Eye Coffee, Charles Stephens, West Kirby Kitchen and a number of independent operators.

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	74.07 sq.m.	797 sq.ft.
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TERM

Available subject to Vacant Possession. A new full repairing and insuring lease for term of years to be agreed.

RENT

£22,000 per annum.

VAT

VAT is not currently elected for VAT.

BUSINESS RATES

The property has been assessed as having a rateable value of £18,500 as at the 1st April 2023.

EPC

Awaiting assessment.

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.

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwap.co.uk
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Subject to Contract

Details Updated November 2025



