

TO LET

GROUND FLOOR RETAIL UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£19,500 per annum



32 Banks Road, West Kirby, Wirral CH48 0RD

LOCATION

Occupying a prominent corner position on Banks Road this retail unit is located within the busy seaside town of West Kirby. The premises is situated 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 railway and bus station.

DESCRIPTION

The property is ground floor only and consists of sales accommodation with ancillary storage. To the rear, there is a yard area with external W/C. The premises benefits from on-street customer parking, electric steel roller shutters and includes 3-phase electricity. Nearby occupiers include Little Eye Coffee, Timpsons, BoBo Restaurant, Flow Pilates Studio, Charles Stephens, 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	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

£19,500 per annum exclusive.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £15,750 per annum from 1st April 2023.

EPC

Certificate No. 2379-3311-6065-3427-8269
Energy 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 Prepared September 2025



32 Banks Road, West Kirby, Wirral CH48 0RD

