

TO LET

GROUND FLOOR RETAIL UNIT

£11,000 per annum



110/112 Church Road, Higher Tranmere, CH42 0LJ

LOCATION

The Subject Property is located fronting Church Road at the junction of Tower Hill in Tranmere approximately 1.5 miles south of Birkenhead Town Centre, Queensway Tunnel and Hamilton Square Train Station making it easily accessible. The Subject Property forms part of a terrace of 7 retail units. Nearby occupiers are all local traders including Re-Invent, Golden Dragon, Lifestyle Express and Leona Ashley Beauty. Co-op convenience and St Catherine's Hospital are located approximately 0.25 miles away.

DESCRIPTION

The Subject Property is a ground floor commercial unit of traditional red brick construction with a pitched tiled roof. The property is accessed from a doorway to the front left corner with 2 steps up into the unit. Internally the property originally comprised of two retail units which have been combined to provide a double commercial unit. There are staff w/c and kitchen facilities to the rear.

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	100.65 sq.m.	1,083 sq.ft.
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RENT

£11,000 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £7,600 effective from April 2017.

EPC

Certificate Number: 5815-8889-9635-8204-9072
Energy Performance Asset Rating: C

VAT

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

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 David Turner.

Tel. No. 0151 227 3400
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davidturner@hwandp.co.uk

Subject to Contract
Details Prepared April 2022

110/1112 Church Road, Higher Tranmere, CH42 0LJ

