TO LET

Hitchcock Wright & Partners
CHARTERED SURVEYORS

£13,000 per annum





7 Coronation Buildings, Wallasey Road, Wallasey

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 KFC, Ladbrokes, Yorkshire Building Society, Lloyds TSB, Subway and Wetherspoons.

DESCRIPTION
The property comprises a ground floor only mid terrace retail unit within a parade of similar properties fronting the busy A551 - Wallasey Road.

Internally, the unit provides ground floor retail accommodation only, currently fitted out for retail sales and storage. Externally, the unit benefits from rear access and servicing off Seaview Road.

ACCOMMODATION
The property has the following approximately floor areas/dimensions:-

Internal Width	4.9m	(16'2")
Shop Depth	21.94m	(72')
Ground Floor Sales	100.14 sq.m.	(1,078 sq.ft.)
Ground Floor Store	7.43 sq.m.	(80 sq.ft.)

LEASE
The property is to be made available by way of a new full repairing and insuring lease for a term of yyears to be agreed.

RENT
£13,000 per annum exclusive

BUSINESS RATES
Interested parties should make their own enquiries with the Business Rates Section of the Local Authority.

The Rateable Value has been assessed at £10,500 from 1st April 2026 (4,011 payable). Qualifying occupiers may benefit from small business rates relief.

PLANNING / USER
The property benefits from Class E consent, as defined within the Town & Country Planning (Use Classes) ORder 1987, as amended.

VAT
All rents, prices and other figures included in these particulars are quoted net of but maybe 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.

SERVICE CHARGE
We have been verbally advised that the unit attracts a service charge of £500 for the current financial year.

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 John Barker or Sion Jones of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: johnbarker@hwandp.co.uk
sionjones@hwandp.co.uk

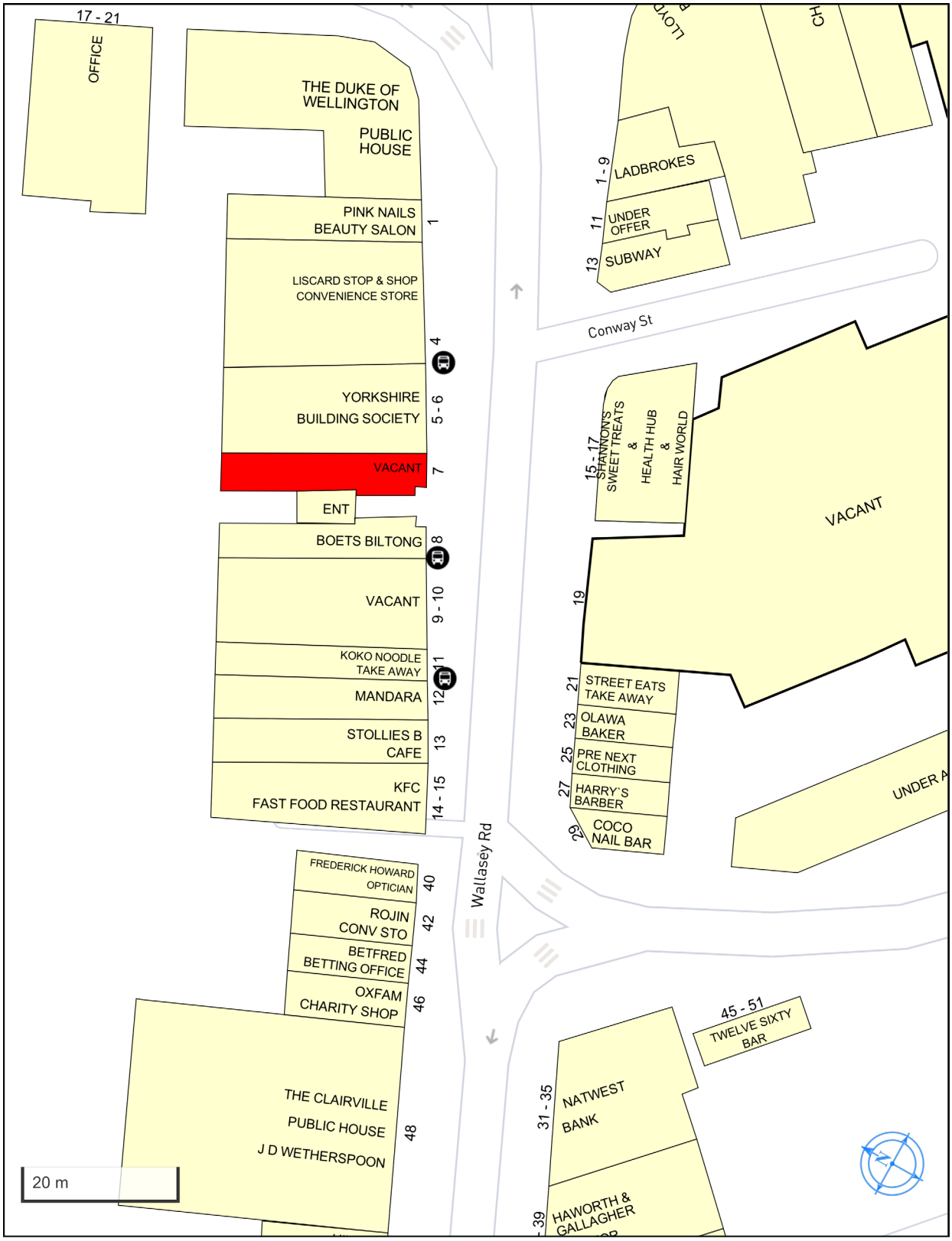
Subject to Contract

Details Prepared November 2026

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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Modified: 30-Oct-26 15:59:15 / Surveyed: 30-Sep-24



Experian Goad Plan Created: 30/10/2026

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