

TO LET

UNIT 12, CORONATION BUILDINGS

WALLASEY ROAD, WALLASEY CH45 4NE



LOCATION

The unit occupies a prominent trading location with nearby multiple retailers including Papa Johns, JD Wetherspoon, Oxfam, BetFred, KFC, Halifax, Yorkshire Bank, Wilko, Subway and Ladbrokes.

ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Window frontage	14'9"	4.5 m
Internal width	15'10"	4.8 m
Shop depth	71'4"	21.75 m
Ground floor sales	1,130 sq ft	105.0 sq m
Ground floor store	101 sq ft	9.4 sq m

NB: The property benefits from excellent rear servicing facilities with the benefit of a rear yard capable of accommodating two cars.

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of £10,000 (ten thousand pounds) per annum exclusive.

SERVICE CHARGE

We have been advised by the managing agents that the unit attracts a service charge of £505.92 plus VAT for the current financial year.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£14,250
UBR 2020/2021	49.9p
Rates Payable 2020/2021	£7,110.75

EPC

The property has a rating of C68. A certificate and recommendations are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

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 Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwardp.co.uk

mattkerrigan@hwardp.co.uk

Alternatively you may contact our joint agent Hugh Ockleston, Ockleston Bailey

Tel. No. (01244) 403 444

E-mail: hugh@ocklestonbailey.co.uk

Subject to Contract

Details Prepared November 2020

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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UNIT 12 CORONATION BUILDINGS, WALLASEY ROAD



Wallasey (Liscard)

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50 metres

Experian Goad Plan Created: 09/11/2020
 Created By: Hitchcock Wright and Partners



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