

# TO LET

£12,000 per annum



## Unit 2 Coronation Buildings, Wallasey Road, Wallasey, CH45 4NE

### LOCATION

Wallasey is an established town centre in the north of the Wirral Peninsula, approximately 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 Halifax Bank, Yorkshire Building Society, Wetherspoons, KFC, Wilkinsons and Subway etc.

### 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 with a storeroom/staff area to the rear. Externally, the unit benefits from rear access off Seaview Road.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

|                |             |                |
|----------------|-------------|----------------|
| Internal Width | 4.88 m      | (16')          |
| Shop Depth     | 21.77 m     | (71.5')        |
| Retail Area    | 106.1 sq.m. | (1,142 sq.ft.) |
| Store          | 17.56 sq.m. | (189 sq.ft.)   |
| WC             | -           | -              |

### LEASE

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

### RENT

£12,000 per annum exclusive

### BUSINESS RATES

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority (tel No. 0151 606 2000).

Rateable Vale: £15,000, qualifying parties may benefit from small business rate relief.

### SERVICE CHARGE

We have been verbally advised that the unit attracts a service charge of £315 and building insurance of £310 approximately.

### EPC

Certificate Number: 5100-8136-7179-4499-0569  
Energy Rating: D

### VAT

All rents, prices and other figures included in these particulars are quoted net but may be 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 John Barker

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

Subject to Contract

Details Prepared May 2022

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