

# TO LET

£13,000 per annum



## 98/100 Ford Road, Upton, Wirral CH49 0TQ

### LOCATION AND DESCRIPTION

The property occupies a prominent corner position at the junction of Ford Road and Church Road in Upton, a small town close to Birkenhead approximately 5 miles south of Liverpool City Centre (via the Mersey tunnel).

The property comprises of a ground floor traditional bank. Internally the property contains two strong rooms with an open-plan sales, stud partition office, W/C and rear ancillary area. Surrounding occupiers are predominantly local independent traders plus two schools and two pubs. There is on-street parking directly outside.

### 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	11.74 m.	39 ft.
Total depth	15.80 m	52 ft
Ground floor total	176.11 sq.m.	1,895 sq.ft.
Strong rooms	17.34 sq.m.	187 sq.ft.

### TENURE

Subject to vacant possession the property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

£13,000 per annum.

### VAT

The property is not registered for VAT.

### BUSINESS RATES

The premises have been assessed having a rateable value of £10,500. Qualifying tenants may benefit from small business rate relief. Interested parties should make their own enquiries with the Rating Authority.

### EPC

Certificate Number: 0950-4965-0388-1360-8090

Energy Performance Asset 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 January 2024





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