

# TO LET

## GROUND FLOOR RETAIL UNIT

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£13,000 per annum



## 41 New Chester Road, New Ferry, Wirral, CH62 1AA

### LOCATION

The property is situated on New Chester Road (B5136) a busy thoroughfare off the A41 in New Ferry, Birkenhead. Nearby occupiers include Wetherspoons, Post Office, Edge & Sons Butchers, Heron Foods and other local retailers.

### DESCRIPTION

The property comprises of a large, open plan sales space with ancillary ground floor storage to the rear. The property benefits from delivery access to the rear, gas heating system and electric steel roller shutters. The premises would suit a number of different uses subject to planning.

### 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         | 12.81 m     | 42 ft        |
| Sales depth            | 8.85 m      | 29 ft        |
| Ground floor sales     | 99.30 sq.m. | 1,068 sq.ft. |
| Ground floor ancillary | 41.50 sq.m. | 447 sq.ft.   |

### LEASE

The property is available by way of a new lease for a term of years to be agreed.

### RENT

£13,000 per annum exclusive

### BUSINESS RATES

The premises have been assessed having a rateable value of £8,800. Interested parties should make their own enquiries with the Rating Authority.

### EPC

Certificate Number: 3616-6487-2333-4248-0162  
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 Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract  
Details Prepared February 2024





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