

TO LET

£20,000 per annum



41A 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, Royal Mail, 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 and large first floor accommodation. 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	13.84 m	45 ft
Sales depth	23.05 m	76 ft
Ground floor sales	325.45 sq.m.	3,502 sq.ft.
Ground floor ancillary	31.50 sq.m.	339 sq.ft.
First floor	227.49 sq.m.	2,448 sq.ft.

LEASE

The property is available via a new lease by agreement or sub-let/assignment for a term of years to be agreed. The passing lease expires 03/10/2022.

RENT

£20,000 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £16,750. Interested parties should make their own enquiries with the Rating Authority.

EPC

Certificate Number: 0970-0937-2699-1273-9006
 Energy Performance Asset Rating: C-55

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 of Hitchcock Wright & Partners.

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

Subject to Contract
 Details Prepared December 2020

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