

TO LET

RETAIL / LEISURE UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£39,500 per annum



224 Telegraph Road, Heswall, Wirral CH60 0AL

LOCATION

The property occupies a prominent position fronting Telegraph Road (A540), a busy thoroughfare linking Heswall to surrounding towns such as West Kirby, Hoylake, Neston and beyond. Nearby occupiers include Savers, Lloyds Bank, Boots, Hallmark Cards, White Stuff, and a number of leisure operators.

DESCRIPTION

The property is situated over ground and first floor level and features a large rectangular sales / showroom area (former banking hall). To the rear there are stud partition offices and ancillary accommodation including toilet / staff and kitchen facilities. The first floor comprises of plant / ancillary use.

ACCOMMODATION

Ground Floor Sales	223.92 sq.m.	(2,409 sq.ft.)
Ancillary Area	54.66 sq.m.	(588 sq.ft.)
First Floor	47.17 sq.m.	(508 sq.ft.)

LEASE

A new lease available on tenants full repairing and insuring terms for a term of years to be agreed.

RENT

£39,500 per annum exclusive.

USE

The premises are available for Class E use.

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

UNIFORM BUSINESS RATES

The rateable value of the property has been assessed at £30,750 per annum.

EPC

Certificate Number: 2647-1127-0406-5012-3499
Energy Performance Asset Rating: D

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.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwandp.co.uk
alanafinn@hwandp.co.uk

Subject to Contract
Details Prepared April 2025

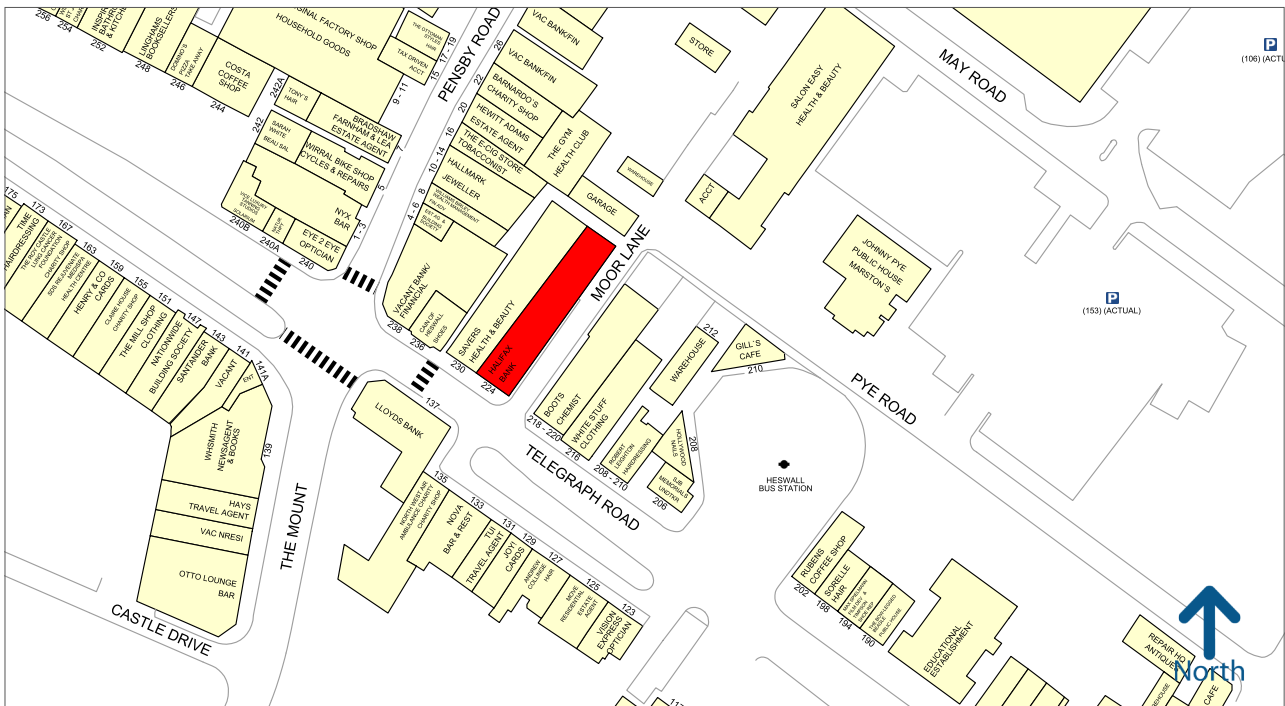


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Heswall

Hitchcock Wright
 PARTNERS
 0151 227 3400



50 metres

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Created By: Hitchcock Wright and Partners

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