

TO LET GROUND FLOOR

£29,500 per annum



236 / 238 Telegraph Road, Heswall, Wirral CH60 0HA

SITUATION AND DESCRIPTION

The property occupies a corner position at the traffic light controlled junction of Telegraph Road with Pensby Road and The Mount. Positioned on the east of the junction the property is arranged at ground, first and second floors previously occupied by Natwest Bank.

The Ground floor available by way of a new lease providing rectangular sales / showroom accommodation (former banking hall) with frontage to both Telegraph Road and Pensby Road. Further office and ancillary accommodation including toilet / staff facilities at the rear.

The ground floor is in shell condition ready to receive tenants fitout subject to Landlords approval.

ACCOMMODATION

Ground Floor Sales	97 sq.m.	(1,044 sq.ft.)
Rear Office / Ancillary Area	40 sq.m.	(430 sq.ft.)

LEASE

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

RENT

£29,500 per annum subject to 5 yearly upward only rent review.

INCENTIVES

The Landlord is prepared to consider a rent free period to assist the ingoing Tenants fitout.

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 premises are to be assessed, approximate Rateable Value £27,000. Interested parties should make their own enquiries with the Rating Authority.

EPC

Certificate Number: 0950-2928-0373-4090-6004
Energy Performance Asset Rating: E - To be reassessed.

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 of Hitchcock Wright & Partners.

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

Subject to Contract
Details Prepared May 2023



236 / 238 Telegraph Road, Heswall, Wirral C60 0HA



0151 227 3400



50 metres

Experian Goad Plan Created: 27/04/2023
 Created By: Hitchcock Wright and Partners

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