

TO LET

£12,500 plus VAT per annum



Unit B Townfield Close, Noctorum, Wirral, CH43 9JW

LOCATION

The property is situated within Townfield Lane Shopping Centre in a populated residential area opposite Townfield Junior School. The premises are located 2 miles west of Birkenhead town centre and 1.5 miles from Junction 3 of the M53 making it easily accessible. Townfield Lane is a busy thoroughfare heading from West Kirby, Greasby, Upton towards Birkenhead, Liverpool and beyond.

DESCRIPTION

The premises consists of an open-plan ground floor sales area with ancillary, disabled W/C, and kitchen facilities to the rear. The property benefits from an external electric steel roller shutter and from over 100 free parking spaces. Nearby occupants include Subway, Morrisons Daily / Post Office, Townfield Health Centre and has various other local independents.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground floor	95.20 sq m	1,025 sq ft
--------------	------------	-------------

TERM

The property is available by way of a sublease or assignment expiring Friday 26th June.

A longer Term may be available subject to agreement with the Landlord.

SERVICE CHARGE / INSURANCE

TBC

RENT

£12,500 plus VAT per annum exclusive.

BUSINESS RATES

The premises have been assessed as having a rateable value of £12,750. from 1st April 2023.

EPC

Certificate Number: 0840-0136-3219-4406-7002
 Energy Performance Asset Rating: B

VAT

All rents, prices and other figures included in these particulars are quoted net but may be 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.

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

Subject to Contract
 Details Prepared May 2023



Unit B 25, Townfield Lane, Oxton, Birkenhead, Wirral, CH43 9JW

