

# TO LET

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£9,500 per annum



## 397 Upton Road, Noctorum, Wirral CH43 9SE

### LOCATION

The property is situated fronting Upton Road at the junction with Noctorum Avenue, approximately 6 miles from Liverpool City Centre and 3.5 miles from the M53 and Mersey Tunnel approach. The property is situated on an established local shopping parade and is opposite Upton Train Station making it easily accessible. Nearby occupiers include Co-op Supermarket, Boots, Sunbed Studio, Dental Solutions, Sharky's Store and The Avenue Fish & Chips.

### DESCRIPTION

The premises comprise of a traditional ground floor shop within an established neighbourhood parade. The property benefits from an electric steel roller shutter, W/C facilities and on street parking at the front of the premises.

### 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 Sales	652 sq.ft.	60.65 sq.m.
Ancillary	121 sq.ft.	11.22 sq.m.

### TERM

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

### RENT

£9,500 per annum exclusive.

### VAT

The property is not elected for VAT.

### RESTRICTED USE

The property is strictly prohibited for fast food use.

### BUSINESS RATES

The premises have been assessed having a rateable value of £7,000 per annum from 1st April 2023. Qualifying tenants may benefit from small business rates relief.

### EPC

Certificate Number: 4575-6719-8279-7596-1697  
Energy Performance Asset Rating: B

### 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 May 2023





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