

# TO LET

£9,995 per annum



## 20 Upton Road, Moreton, Wirral CH46 0PA

### LOCATION

The property is positioned amongst a retail parade in the busy thoroughfare of Moreton which caters to its wider residential population. The premises are located 3 miles West of Wallasey, 8 miles from Liverpool City Centre and under 1 mile from the nearest M53 Junction. The premises benefits from on-street parking across the road, local bus stops and Moreton train station a 10-minute walk away.

### DESCRIPTION

The premises are situated over ground and first-floor level. The ground floor accommodation consists of a large sales area with ancillary, W/C, staff and storage facilities. The first floor contains additional storage space and W/C amenities. The property features an external electric steel roller shutter, LED strip lights and carpeted flooring. Nearby occupants include Pizza Hut, Moreton Convenience Store, Burger Joe, Nova Hair and Beauty Studio and various other retailers.

### 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	758 sq.ft.	70.53 sq.m.
Ground Ancillary	56 sq.ft.	5.20 sq.m.
First Floor Area	298 sq.ft.	27.69 sq.m.

### TERM

The property is available via a new lease for a term of years to be agreed.

### RENT

£9,995 per annum exclusive of service charge and business rates.

### SERVICE CHARGE / INSURANCE

TBC

### VAT

The property is not elected for VAT.

### BUSINESS RATES

The premises have been assessed as having a rateable value of £5,800 per annum from 1st April 2023.

### EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

### 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 Updated April 2023

# 20 Upton Road, Moreton, Wirral CH46 0PA



50 metres

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