

**PRENTON COURT  
343/345 WOODCHURCH ROAD  
PRENTON, CH42 9PA**

**COMPLETION SPRING 2019**



Artists Impression

# **FOR SALE / TO LET**

## **NEW RETAIL DEVELOPMENT**

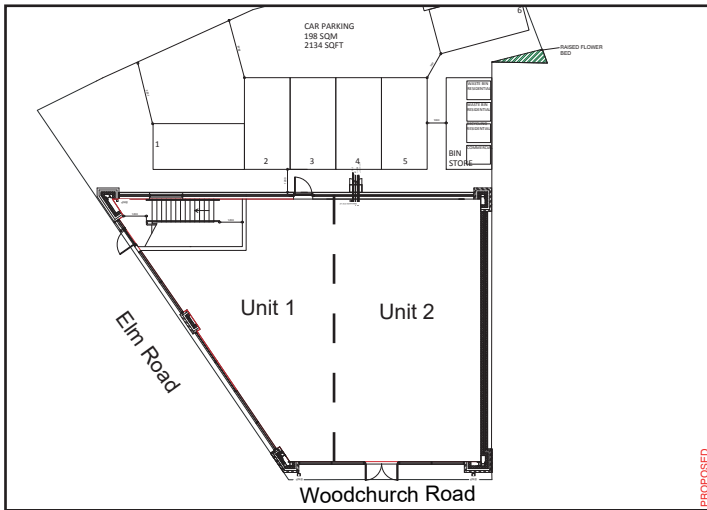
**1,000 SQ.FT. (93 SQ.M.) - 2,000 SQ.FT. (186 SQ.M.)**

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

**0151 227 3400**

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# 343/345 WOODCHURCH ROAD, PRENTON, WIRRAL, CH42 9PA



## LOCATION AND DESCRIPTION

The site is prominently located on the south side of Woodchurch Road (A552) which is situated approximately 5 miles from Liverpool City Centre, and junction 3 of the M53 motorway is less than one mile away.

Woodchurch Road is a popular shopping destination due to its accessibility and residential population within walking distance. Other nearby retailers include Kwik Fit, Rightway, Farmfoods, Lloyds TSB, Subway, Sainsbury's and Home Bargains

## ACCOMMODATION & RENT

### Option 1 – Whole Unit

2,000 sq.ft. of shell space

£29,500 per annum exclusive plus VAT

### Option 2 – Unit 1 (Left side with return frontage)

1,000 sq.ft. of shell space

£17,250 per annum exclusive plus VAT

### Option 3 – Unit 2 (Right side)

1,000 sq.ft. of shell space

£16,000 per annum exclusive plus VAT

## LEASE

The premises are available by way of a new lease drafted on effective full repairing and insuring terms for a term to be agreed.

## PURCHASE PRICE

Price on application.

## EPC

An EPC will be made available upon completion of construction.

## VAT

This property is registered for VAT.

## VIEWING & FURTHER INFORMATION

Please contact Matt Kerrigan, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Fax: 0151 227 3010

Email: [mattkerrigan@hwandp.co.uk](mailto:mattkerrigan@hwandp.co.uk)

Details Prepared October 2018

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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