

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£20,000 per annum



18 Banks Road, West Kirby, Wirral CH48 0RD

LOCATION

This well-positioned retail unit is located within the busy seaside town of West Kirby which is approximately 12 miles west of Liverpool City Centre. The premises is situated on Banks Road, just off the A540 which is the principal route between the Wirral towns of Hoylake, West Kirby and Heswall. The property is easily accessible from the nearby West Kirby railway and bus station.

DESCRIPTION

The property is ground floor only and consists of an open-plan rectangular sales accommodation. The premises includes a W/C to the rear and benefits from on-street customer parking. Nearby occupiers include Timpsons, Little Eye Coffee, Sayers, Charles Stephens, Mind Charity and a number of independent operators.

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 Total	79.92 sq.m.	860 sq.ft.
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TERM

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

RENT

£20,000 per annum.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £11,750 per annum. Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with their local council.

EPC

Certificate number: 0092-9258-4730-8300-3303
Energy Rating: E

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.

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

Subject to Contract

Details Prepared February 2025



18 Banks Road, West Kirby CH48 0RD

