

TO LET

LEISURE / RETAIL

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£22,000 per annum



22 Banks Road, West Kirby, Wirral CH48 ORD

LOCATION

This prominent retail unit is located in 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 Hoyle, West Kirby and Heswall and can be easily accessed from the nearby West Kirby railway and bus station.

DESCRIPTION

The property is ground floor only and consists of an open-plan sales area with a bar, W/C and kitchen facilities. The premises includes a rear yard with seating area and benefits from a fitted extraction system, 3-phase electricity and on-street customer parking. Nearby occupiers include Rubens Coffee, Subway, Timpsons, Sayers, BoBo Restaurant 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	24.07 sq.m.	797 sq.ft.
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TERM

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

RENT

£22,000 per annum exclusive.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £21,000 per annum from 1st April 2023.

EPC

Certificate Number: 1160-3945-1390-4299- 829
Energy Performance Asset Rating: D

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 August 2024



22 Banks Road, West Kirby, Wirral CH48 0RD

