

TO LET

Ground Floor Unit

£17,750 per annum



86 Banks Road, West Kirby, Wirral CH48 0RE

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 Hoylake, 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 outdoor seating to the front. The unit includes a kitchen/store and W/C facilities. The premises is in good condition and benefits from on-street parking and air conditioning and electric roller shutters to the front and rear. Neighbouring occupiers are predominantly independent retailers consisting of Slinky's Cafe Bar, Front Room Boutique, The Nook and Cibo Italiano and several others.

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	78.15 q.m.	841 sq.ft.
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TERM

A new full repairing and insuring lease for a term of 5 years or multiples thereof to be agreed.

RENT

£17,750 per annum exclusive.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £8,700 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: 5948-9121-1107-2197-4004
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 January 2025



86 Banks Road, West Kirby, Wirral CH48 0RE

