

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£13,750 per annum



1200 New Chester Road, Eastham, Wirral CH62 9AE

LOCATION

The premises are located in a prominent position along New Chester Road (A41), approximately 8 miles south of Liverpool City Centre and 4.5 miles from Ellesmere Port. Situated on the busy arterial route connecting Eastham to Bromborough, Bebington, Birkenhead, and beyond. The unit is easily accessible via Junction 5 of the M53, and Eastham Rake station is just 1 mile away.

DESCRIPTION

The property is situated on the ground floor and features an open-plan sales area, with a store and W/C facilities to the rear. The unit benefits from an electronically operated security roller shutter, on-street parking immediately outside, and rear service access. Other principal occupiers include Subway, One Stop Shop, David Pluck Bookmakers, along with several 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 Sales	107.01 sq.m.	1,151 sq.ft.
Ground Ancillary	32.24 sq.m.	347 sq.ft.

TERM

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

RENT

£13,750 per annum.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £15,750 per annum.

EPC

Certificate number: 3817-4447-6232-6104-5597
Energy 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 January 2025



1200 New Chester Road, Eastham, Wirral CH62 9AE

