

TO LET

Highly Prominent Trade Counter / Showroom Unit

4,872 sq.ft. (452.6 sq.m.)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£35,000 per annum



UNIT 1 ROYAL STANDARD WAY, NEW CHESTER ROAD, BIRKENHEAD CH42 1NB

LOCATION

The property is situated in a highly prominent position on the westerly side of the New Chester Road (A41) at the junction with the Rock Ferry by-pass, less than one mile from Birkenhead Town Centre.

The A41 is the main arterial route from Birkenhead to Chester and North Wales. The M53 mid-Wirral motorway is approximately three miles away and the Birkenhead tunnel, providing access to Liverpool City Centre, is less than one mile away.

The property is therefore ideally located to serve the Wirral, Merseyside and the wider North West region.

DESCRIPTION

The property comprises a modern trade counter unit comprising showroom, offices, storage, kitchen and W.C. facilities.

The property benefits from a roller shutter loading door, a three-phase power supply and generous parking.

ACCOMMODATION

The accommodation has been measured on a gross internal basis.

Ground Floor	295.02 sq.m.	3,176 sq.ft.
Mezzanine	157.56 sq.m.	1,696 sq.ft.
TOTAL AREA	452.58 sq.m.	4,872 sq.ft.

BUSINESS RATES

The property has a Rateable Value of £22,250.

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: 73-C

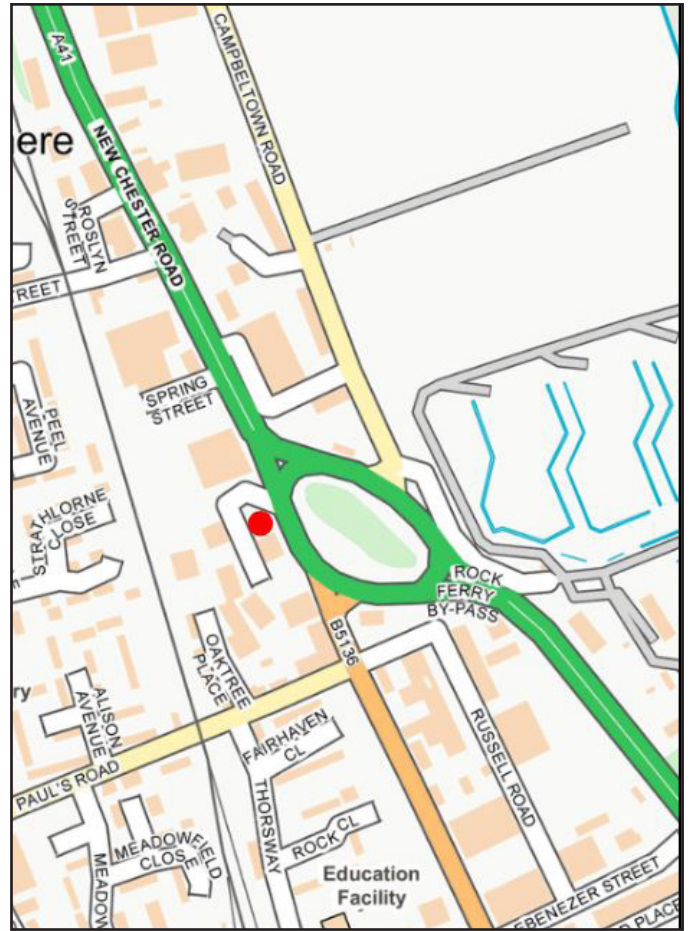
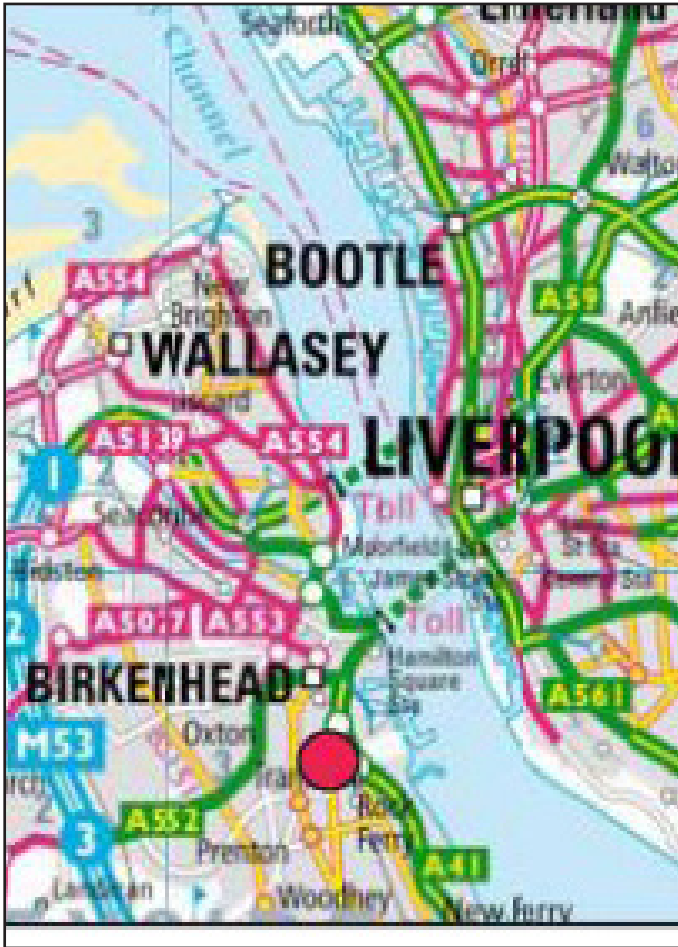
RENT

£35,000 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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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 Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: nickharrop@hwardp.co.uk

Subject to Contract

Details prepared February 2025

