

HESWALL

135 TELEGRAPH ROAD

RETAIL UNIT AVAILABLE
FOR SALE / TO LET

Confidential – Staff Unaware

Location

Heswall is an affluent town on the Wirral Peninsula, approximately 10 miles from Liverpool and some 13 miles from Chester.

The property is situated fronting Telegraph Road which is the main retailing location within the town. The property is next door to **Pizza Express** and **Lloyds Bank** and opposite **White Stuff**. Other retailers within the town include **Marks & Spencer**, **Simply Food**, **Savers** and **Costa Coffee**.

Accommodation

The property is arranged on ground and first floors with the following approximate areas:

Internal Width	22'1"	6.73 m
Shop Depth	97'3"	29.64 m
Ground Floor	2,404 sq ft	223.34 sq m
First Floor	2,441 sq ft	226.78 sq m

The property has a secondary frontage to The Mount and this can be used as an additional access or can be branded. The property also benefits from a goods lift linking ground and first floors and a service yard and car park to the rear.

Lease/Rent

Subject to Vacant Possession, the property is available by way of a new full repairing and insuring lease at a rent of £45,000 per annum exclusive.

Freehold

The freehold is also available. Please contact the agents for further information.

EPC

The Energy Performance asset rating is Band D 99. A full copy of the EPC is available for inspection if required.



Business Rates

Verbal enquiries to Wirral Borough Council confirm the property is assessed as follows:

Rateable Value £36,250

Interested parties are advised to make their own enquires on 0151 606 2002.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver 0151 236 6725,
llyr@emanueloliver.com

Rev 1 18/6/18



Heswall



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