

**NEWLY DEVELOPED RETAIL UNITS TO LET**

**Oxton, Wirral, CH43 9JW**



**TOWNFIELD LANE SHOPPING CENTRE**  
**Oxton, Birkenhead, Wirral, CH43 9JW**



**0161 798 2782**



**0151 236 6700**

## LOCATION

Townfield Lane Shopping Centre is situated in a densely populated residential area within Oxton, 2 miles west of Birkenhead town centre and 1.5 miles from Junction 3 of the M53.

Townfield Lane is a busy thoroughfare with traffic heading from Greasby, Upton and West Kirby towards Birkenhead, Liverpool and beyond.

The local catchment area is mainly comfortable or affluent (CACI) with a large number of newly constructed houses.



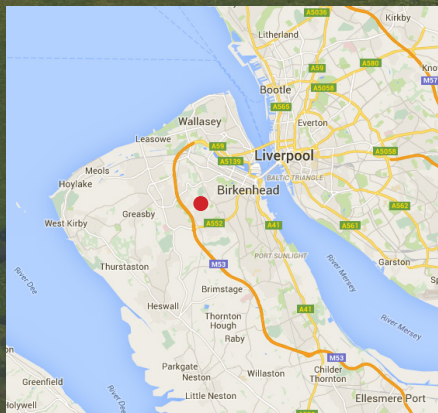
## TOWNFIELD LANE SHOPPING CENTRE

Townfield Lane Shopping Centre consists of fourteen retail units, residential flats, the Wirral Hundred public house, and the Townfield Health Centre/ Pharmacy, built in 2010.

The opening of the Health Centre significantly increased the footfall and expanded the catchment area of the shopping centre.

The shopping centre is directly opposite Townfield Primary School and a short distance from Ridgeway High School. The area is extremely busy, especially during the school drop off and pick up hours.

There are 117 car parking spaces.



# ACCOMODATION

Three of the new units have been let to **Subway**, **Barnardos** and **M<sup>c</sup>Coll's Convenience Store / Post Office**. They are all open and trading. All remaining units on the new development have been finished to a shell specification internally, ready to take a tenant shop fit out. Shop fronts and roller shutters have been installed by the landlord.

The available accommodation is as follows:

UNIT	Sq. m.	Sq. ft.	Rent p.a.
Unit 4	49.7 sq. m.	535 sq. ft.	£12,500
Unit 6	49.7 sq. m.	535 sq. ft.	£12,500
Unit 21	80.0 sq. m.	861 sq. ft.	£19,000*
Unit 22	68.0 sq. m.	732 sq. ft.	£15,500*
Unit 23	75.9 sq. m.	817 sq. ft.	£16,500*

\*These rents are exclusive of VAT.

All areas are on an approximate gross internal basis. The possibility of merging the units can be considered, but will be subject to planning.

## EPC

Full EPCs available on request.

## CAR PARKING

There are currently 117 car parking spaces. Plans are currently being prepared to increase this number to 141 spaces, subject to planning.



# PLANNING

The units have planning permission for open Class A1 retail under planning application number APP/13/00180. Alternative uses falling under Classes A2 (Financial & Professional Services), A3 (Restaurant & Café), and D1 (Non-Residential Institutions) will also be considered, subject to planning.

# LEASE TERMS

The units are offered on new full repairing and insuring leases for periods to be agreed.

# SERVICE CHARGE

There is an annual estates service charge. Further details available on request.

# BUSINESS RATES

Small business rates relief may be available. Tenants to make their own enquiries with Wirral Council. The new units are still to be assessed.

# TIMING

The units are available for immediate occupation.



google maps

## Further Information

For further information, please contact the joint letting agents:

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