

HESWALL

236/238 Telegraph Road

*** PRICE REDUCED ***

Use Class E

Location

The property is situated in a prominent corner location with frontage to both Telegraph Road and Pensby Road in a prime location within the heart of the town centre. Occupiers in close proximity include **M&Co, Savers, Halifax, White Stuff, WH Smith** and **Costa Coffee**.

Lease

The whole property is available by way of a new Full Repairing and Insuring lease at a rent of **£40,000** pax.

Consideration will be given to letting the ground and first floor separately at £15,000 pax.

Sale

Alternatively, the premises are available by way of a sale with full vacant possession at a price of **£425,000**.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £31,250

Interested parties are advised to make their own enquiries with the local authority.

EPC

E106



Accommodation

Gross Frontage	28' 10"	8.80 m
Return Frontage	59' 2"	18.04 m
Ground Floor	1,735 sqft	161.0 sqm
First Floor	842 sqft	78.0 sqm
Second Floor	375 sqft	34.8 sqm

Legal Costs

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

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 via the joint agents:

Dan Oliver 0151 236 6700

dan@emanueloliver.com

Or JO Real Estate 0151 319 2424



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