

# HESWALL

## 236/238 Telegraph Road

**TO LET / FOR SALE**  
 A1 /A3 Use



### 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. Terms on request.

### Sale

Alternatively, the premises are available by way of a sale with full vacant possession at a price of **£530,000**.

### 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](mailto:dan@emanueloliver.com)

Or JO Real Estate 0151 319 2424



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