

• Prime Retail Unit •

**REVISED RENT – COMMENCING RENT OF  
£16,000 pa to qualifying businesses**

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**31 LISCARD WAY WALLASEY  
WIRRAL CH44 5TN**



**2,825 SQFT GROUND FLOOR RETAIL UNIT  
PLUS 1<sup>ST</sup> FLOOR (1,310 SQFT)**

**CLOSE TO PRIMARK, POUNDLAND, B&M, SUBWAY ETC  
FULLY FITTED UNIT WITH REAR SERVICING**

**TO LET (MAY SELL)**

## Location

The property is situated prominently in a prime location fronting Liscard Way close to its junction with Wallasey Road and adjoining a **Lloyds Bank** and **Money Shop** with host of well-known retailers nearby.



## Description

The premises comprise a ground floor retail unit with staff facilities and WC to the rear of the shop. A staircase leads to a well-appointed first floor area.

The ground floor area has been fitted out by the current tenant and is capable of almost immediate use.

## Services

To be confirmed.

## Rates

According to the VOA web site the property has the following assessment:

Rateable Value 2019/2020: £31,250

**Rates Payable 2019/2020: £15,750**

(Interested Parties are advised to verify this information via the Local Rating Authority).



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of Chartered Surveyors

## Accommodation

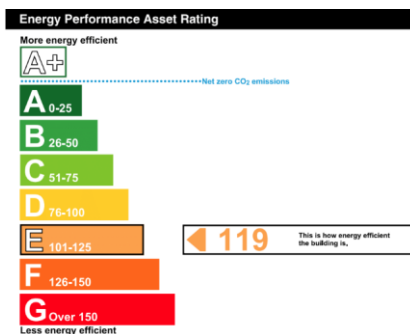
The premises provide the following approximate Net Internal Areas:

Floor	Sq M's	Sq Ft
Ground Floor Sales	262.50	2,825
First Floor	121.70	1,310
<b>TOTAL</b>	<b>384.20</b>	<b>4,135</b>

## Terms

The property is available by way of a new lease at a commencing rent of **£16,000 pa** exclusive of all outgoings including building insurance, business rates, service charge (if applicable) and utilities.

## Energy Performance Certificate



## VAT /Costs

VAT may be applicable to all rents. Parties shall bear their own costs in relation to this letting.

## Viewing.

For further information please phone **Eddy Cottrell 01928 733333/07730 747643** or e- mail: [eddy@cottrellcommercial.co.uk](mailto:eddy@cottrellcommercial.co.uk)

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