

• Prime Retail Unit •
AVAILABLE SUMMER 2018

31 LISCARD WAY WALLASEY
WIRRAL CH44 5TN



2,825 SQFT GROUND FLOOR RETAIL UNIT
PLUS 1ST 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 2018/2019: £31,250

Rates Payable 2018/2019: £15,406

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



Members of the Royal Institution
of Chartered Surveyors

Accommodation

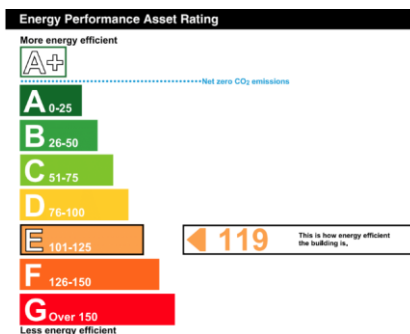
The premises provide the following approximate Net Internal Areas:

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

Terms

The property is available by way of a new lease at a rent of **£40,000 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

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