

Ground Floor Retail Shop To Let by way of Assignment

REF: 65745



4 Banks Road, West Kirby, Wirral,
Merseyside, CH48 8HB



Accommodation

Corner Sited Double Fronted Ground Floor Shop **A Walk Through Video is available at**

<https://youtu.be/Y2yctYuJbSs>

SALES AREA 24'6 X 24' (588 sq. ft) With Modern Aluminium Framed Shop Front. Illuminated Suspended Ceiling with Inset Spotlights, Wall Mounted 'Myson' Fan assisted Central Heating Convactor Heater, Electric Downflow Heater, Inset Matwell.

Rear Office/Store/Kitchen 12'9 X 17' Narrowing to 8'3 with Illuminated Suspended Ceiling, Extractor Fan, Inset Single Drainer Stainless Steel Sink Unit with Mixer Taps & Tiled Splashback, Wall Mounted, i.Mini Gas Combi Boiler, Double Radiator, Carpet Flooring.

Rear Lobby to Separate W.C. with Wash Basin having 'Redring Water Heater & Tiled Surround.

Description

The property comprises a Modern Retail Shop Unit that benefits from the following:-

- Prime Corner Sited Location in Busy Main Road Position with On Street Parking
- Excellent Electrical Specification & Gas Central Heating.
- Suspended Ceiling with Inset Spot Lights
- Large Office/Storeroom
- Separate W.C.

Location

The Property is situated in the prime shopping area of Banks Road in the delightful and much Sought-After Seaside Resort in West Wirral. In addition to the very many residential dwellings in the surrounding area, the property is located amongst a variety of local Shops, Restaurants, Bars together with the National Retailers such as Morrisons Supermarket, Boots Pharmacy, Nat West Banks, Superdrug, Hayes Travel etc. The main Promenade & Marine Lake runs parallel to Banks Road meaning that the seaside is literally a short walk away. In addition to all of the great local facilities, Tourism remains a feature of this area with World-renowned Sailing Events and situated between West Kirby & Hoylake is the Royal Liverpool Golf Club which is one of the venues for the Open Golf Championship. The Area caters for the higher level A, B, C1 Socio-Economic categories and is one of the most highly regarded districts within the North West of England. The Area also enjoys excellent transport facilities with Train Services to Liverpool via West Kirby Station and an excellent Road Network. There is also ample parking nearby.

We strongly encourage interested parties to contact the Agents to make arrangements to carry out their own interior inspection, to fully appreciate the quality on offer.

TENURE The property is available by way of a new full repairing and insuring lease for a term of 3 years

THE RENT is £1,541.67 P.C.M (£18,500 P.A.) payable monthly in advance by Standing Order / Direct Debit

Security deposit required: £6,200

Administration fee required: £30 (£25 Plus V.A.T.)

Repairs: The Tenant is Responsible for Internal & External Repairs.

Additional Terms: Subject to Satisfactory References & Credit Check

Legal Fees: Each Party is responsible for their own legal costs.

Insurance. The Tenant is to reimburse the Landlord for the Cost of Buildings insurance and must take out their own business and contents insurance.

The CODE FOR LEASING BUSINESS PREMISES Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

Rateable Value £17,250

VIEWINGS Strictly by prior appointment with the sole agent Saville & Woods Ltd.

