

GROUND FLOOR SHOP TO LET IN EXCELLENT LOCATION

60 TELEGRAPH ROAD, HESWALL, WIRRAL, MERSEYSIDE, CH60 0AG



Ref: 65746

The property will be offered on a new lease at a rental of £18,000 per annum. Approx. 810 sq. ft. Plus Rear Store & Parking Space. Full Repairing, Decorating and Insuring terms (see Below).

Location Situated in a Busy & Prominent Main Road Location in a pleasant Central Position in Heswall, Wirral. This is a well-thought-of area with numerous local retailers serving a Well Populated area which has the benefit of on-street parking outside. The premises are located in a well-established parade of shops located on Telegraph Road close to the junction of Briar Drive. The property offers a Good Sized Ground Floor Shop ideal for a variety of Retail or Service uses. Briefly the accommodation includes Sales Shop, Rear Office/Store & Separate W.C. Rear Stockroom/Store

A Walk-Through Video is Available at <https://youtu.be/nF9u0r1dTug>

Full Details are as follows:-

SALES SHOP 29' X 20'6 with Canopy to Front. Sealed Unit Double Glazed Shop Front & Entrance Door. Laminate Flooring to Main Shop Area with Window Display Plinth (Carpeted), Window Display Lights, 4 Light Fittings, Double Radiator.

REAR ROOM 13' X 8'9 with Double Radiator, Wall Mounted 'Ideal Independent' Gas Combi Boiler, 2 Strip Lights.

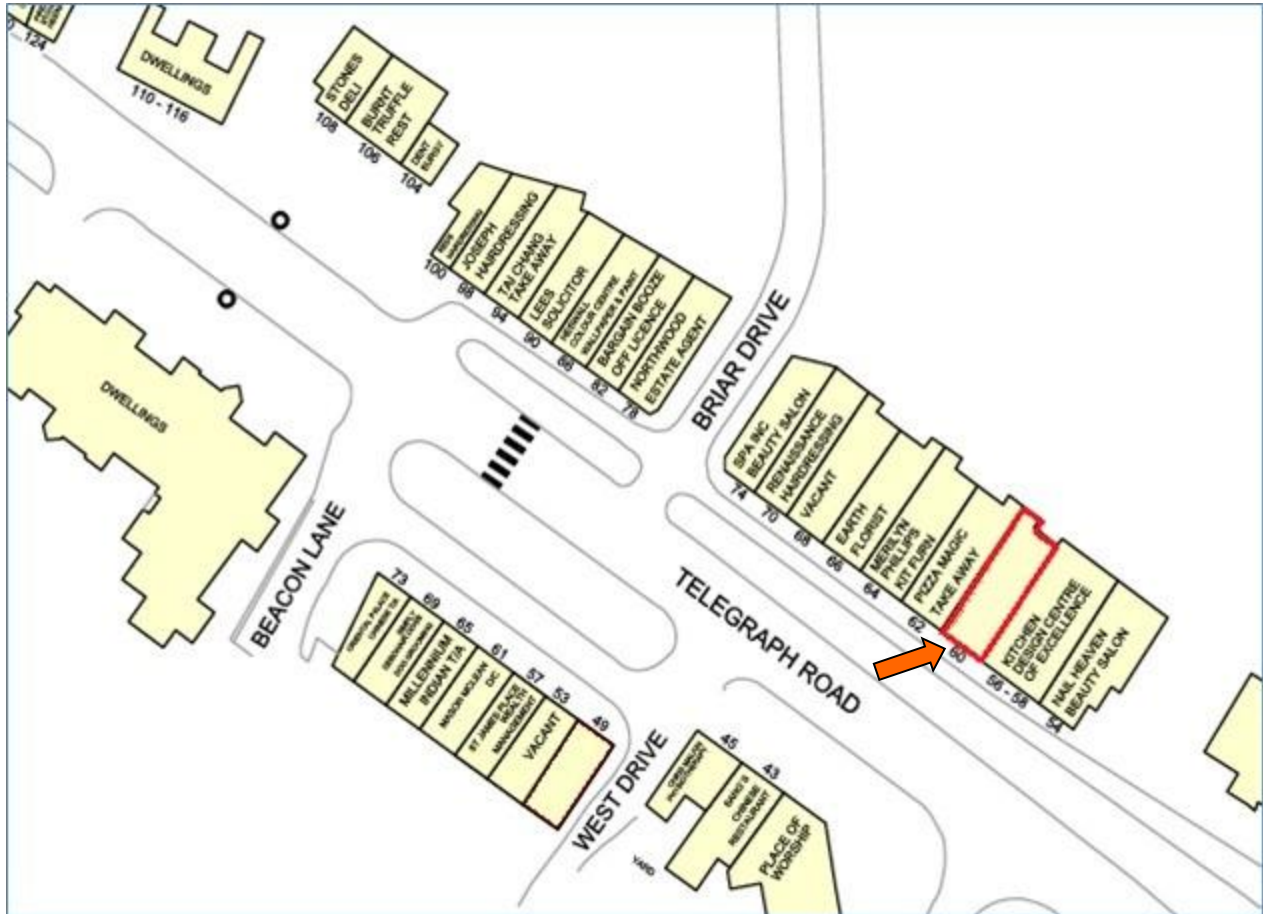
KITCHEN/STORE 9'2 X 11' with Fitted Cupboard Units and Working Surfaces.

SEPARATE W.C. with Wash Basin

SHARED REAR YARD. WITH PARKING SPACE & REAR STORE

Rateable Value £11,500

Location Map



Lease Terms

Term: Minimum 3 years with Longer terms considered.

Rent: £1,500.00 per month, payable monthly in advance by Direct Debit.

Rent Deposit: £2,500. **Legal Fees:** The ingoing tenant will be responsible for the landlords reasonable legal costs incurred in the preparation of the new lease.

Repairs: Tenant is responsible for internal & external repairs, decoration, windows and to pay a fair proportion towards the making, supporting, repairing, cleansing and amending of all party walls, gutters, fencing, sewers, drains, pipes and other things of use which is common to the said premises and to the neighbouring property.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than as Retail Shop as defined by Category A1 of Use Classes Order 1987 (as amended), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking his prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT