

LEASE TERMS

Term: Minimum Term of 3 years. 6 Year Lease with review after 3 years available if preferred.

Rent: £7,500 per annum, payable monthly in advance by Standing Order/Direct Debit.

Rent Deposit: £725. **Legal Fees:** Tenant will be expected to pay the Landlord's reasonable legal costs.

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 a Retail Shop as defined by Category E, A1 or A3 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 and 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.



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



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TO LET

THE GROUND FLOOR UNIT WITH CURRENT A1/A3 PLANNING USE

29 OLD CHESTER ROAD

BEBINGTON

WIRRAL

CH63 7LE



An opportunity to Let an Attractive Ground Floor Shop Unit that occupies a Bold Main Road Trading Position Lower Bebington. The Property which has the benefit of Gas Fired Central Heating & Sealed Unit Double Glazing, is situated in a prominent Trading Position Offers a Good Sized Unit that could be used for a variety of retail uses however it is currently used as a Café and has Planning Use as a Hot Food Takeaway (albeit being closed within the hours of 17.00-08.00 seven day a week. There is a Good-Sized Front Area together with a Rear Dining Room that then leads to a Storage/Prep. Area and a Separate Kitchen. To the Rear there is a lobby that accesses both a W.C. and the Rear Garden Area with plenty of room for outdoor seating if so desired and it also has gates to provide delivery access. Bebington is a Busy & Well populated Area. There are a number of local shops close by and most importantly ample on street parking on either side of Old Chester Road. The Property is within minutes' walk of Bebington Station and there are frequent bus services along Old Chester Road. We strongly encourage interested parties to make arrangements through the agents to carry out their own early inspection of this property that is offered at an attractive rent and reasonable letting terms. **A Walk-Through Video is available at <https://youtu.be/Wewpxbx9pu4>**

Full details are as follows: -



DOUBLE FRONTED SHOP UNIT 13' X 17' with Modern Sealed Unit UPVC Shop Front & Entrance Door, Matwell, 2 Single Radiators, Inset Ceiling Spotlights, Vinyl Floor Covering. One step Up and Arch through to: -



REAR SHOP AREA 12'3 X 14'6 with Single Radiator, Vinyl Floor Covering, 2 Strip Lights, Sealed Unit UPVC Double Glazed Windows to Rear Garden.

UNDER STAIRS STORE & PREP AREA 10'9 Maximum X 6'3 with Laminate Flooring.

REAR KITCHEN 8'2 X 10' with Base and Wall Cupboard Units, Stainless Steel Sink Unit, Vinyl Floor Covering, Sealed Unit Double Glazed Window to Side.

REAR LOBBY AREA leading to **W.C.** (Low Suite) Pedestal Wash Basin, Corner Shower Cubicle, Wall Mounted Gas Central Heating Boiler, Vinyl Floor Covering.

OUTSIDE -WALLED GARDEN TO REAR with Gates for Vehicular/Delivery Access. Side door from Lobby to the W.C. Timber Garden Shed.

RATEABLE VALUE £2,025 **ENERGY PERFORMANCE CERTIFICATE RATING** D

LOCATION

