

**Saville
& Woods**
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T: 0151 625 6225

F: 0151 625 8653

www.savilleandwoods.co.uk

savilleandwoods@btconnect.com

Saville & Woods Ltd Grange West House, 34 Burlingham Avenue, West Kirby, Wirral, CH48 8AP

A DECEPTIVELY SPACIOUS GROUND FLOOR SHOP UNIT TO LET

2A SILVERBURN AVENUE

MORETON

WIRRAL

CH46 7TJ



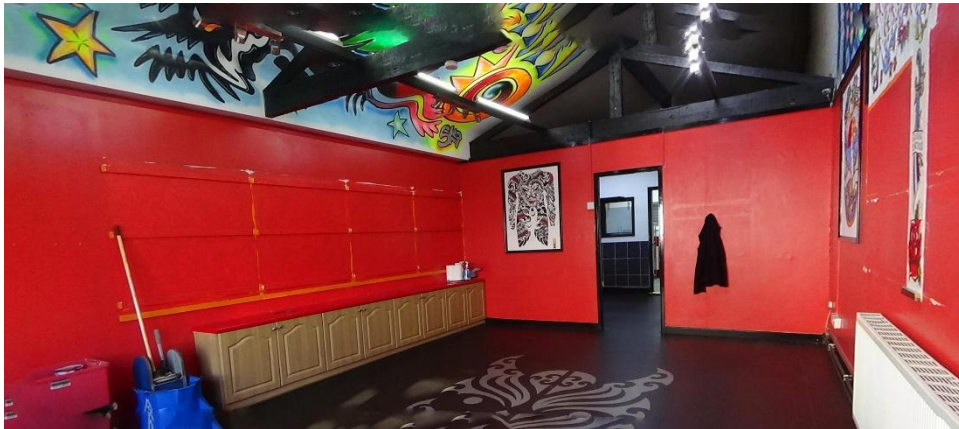
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THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

An opportunity to Let a deceptively Spacious Shop Property situated just off the main Road Trading in the centre of this sought after and thriving Wirral Town. The Property which has the benefit of Gas Fired Central Heating, was formerly operated as a Tattoo Studio however, it will accommodate a wide range of other uses from retail to office uses. The unit has Electric Roller Shutters to Front with a Large Front Room (322 Sq. Ft.) Rear Room with side Kitchen & W.C., there is then a further Room to Rear with a Utility Room off. A Vaulted Ceiling gives the property an airy feel but it is inconceivable that any photograph of this Property could do it justice; we therefore strongly encourage interested parties to carry out their own interior inspection. The Property is situated close to the centre of this Busy Wirral Town with Frequent Bus Services along both Hoylake Road and Pasture Road, Rail Station literally minutes' walk away and public car park at the top of the Road. Moreton has a good range of both Local & National Retailers and has remained a busy

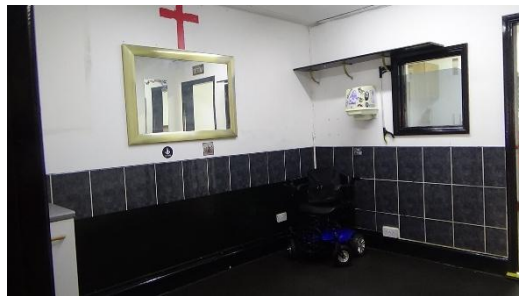
Full details are as follows:-



FRONT AREA 21'6 X 15' with Electric Roller Shutters to Front, Modern Sealed Unit Double Glazed Shop Front, with Double Radiator, Vaulted Ceiling, 8 Strip Lights, 4 Spot Light Strips.

REAR ROOM 2 11 X 9'7 with Double Radiator, 2 Strip Ligs, Vinyl Floor Covering.

SIDE KITCHEN 11' X 5'2 with a Range of Base and Wall Cupboard Units, Extensive Working Surfaces, Single Drainer Stainless Steel Sink Unit with Mixer Taps, Vinyl Floor Covering, Strip Light, Single Radiator.



SEPARATE W.C. with Corner Wash Basin, Shelving, Vinyl Tiled Floor, Extractor Fan.

REAR ROOM 3 10' X 10'6" with Vinyl Floor Covering, Double Radiator, Sealed Unit Double Glazed Window to Rear, Strip Light. Built-In Wall Cup Units.



REAR UTILITY ROOM 6'6 X 4'6 with Single Drainer Stainless Steel Sink Unit with Under Cupboard & Drawer, Wall Cupboard Units, Vinyl Floor Covering, Wall Mounted Gas Fired Central Heating Boiler.

RATEABLE VALUE £3,540

The Lease Terms

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

Rent: £10,200 per annum plus VAT, payable Monthly in advance by Standing Order/Direct Debit.

Rent Deposit: £1,400. **Legal Fees:** Tenant will be expected to pay the Landlord's reasonable legal costs.

Repairs: Tenant is responsible for internal repairs & external, decoration, windows.

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 for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1st Sept. 2020), 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 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.