

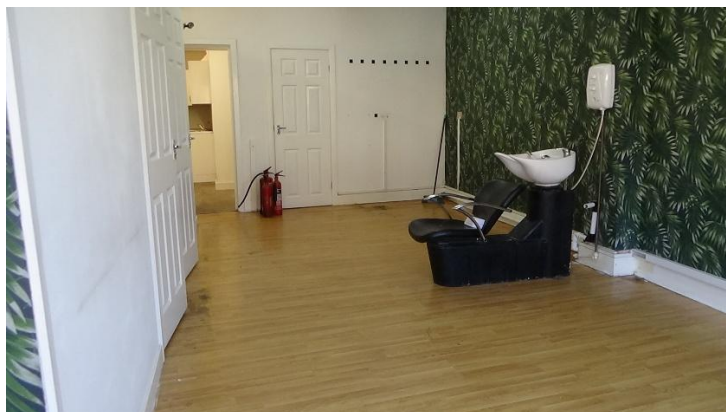
The Ground Floor Retail Unit 83 St Pauls Road, Wallasey CH44 7AI

GROUND FLOOR SHOP TO LET

Ref: 65760



The property is offered by way of a New 3 year lease at a rental of £575 per calendar month. Full Repairing, Decorating and Insuring terms (see Below).



Location Situated in a Prominent Main Road Location in a Busy & Well Populated area of Wallasey, Wirral. This is a Local Shopping Area that consists of a number of local retailers and a Post Office serving this Densely Populated area which has the benefit of on-street parking together being on a Main Bus Route and close to the Motorway Network/Mersey Tunnell. Situated away from the Center of Liscard the area offers the facility to be able to park and access the shops which makes this a convenient destination in addition to local users. The property offers a Good-Sized Ground Floor Shop Unit which is ideal for a variety of Retail or Service uses. It has previously successfully operated as a café and more recently as a Beautician/Sunbed Studio. Briefly the accommodation includes a Good-Sized Sales Shop, Rear Kitchen, & Sep W.C. The Unit has Class E of the Planning Use Classes Order it is suitable for numerous retail uses. **There is a walkthrough video available at <https://youtu.be/FmKB9mh7woY>**

Full Details are as follows:-

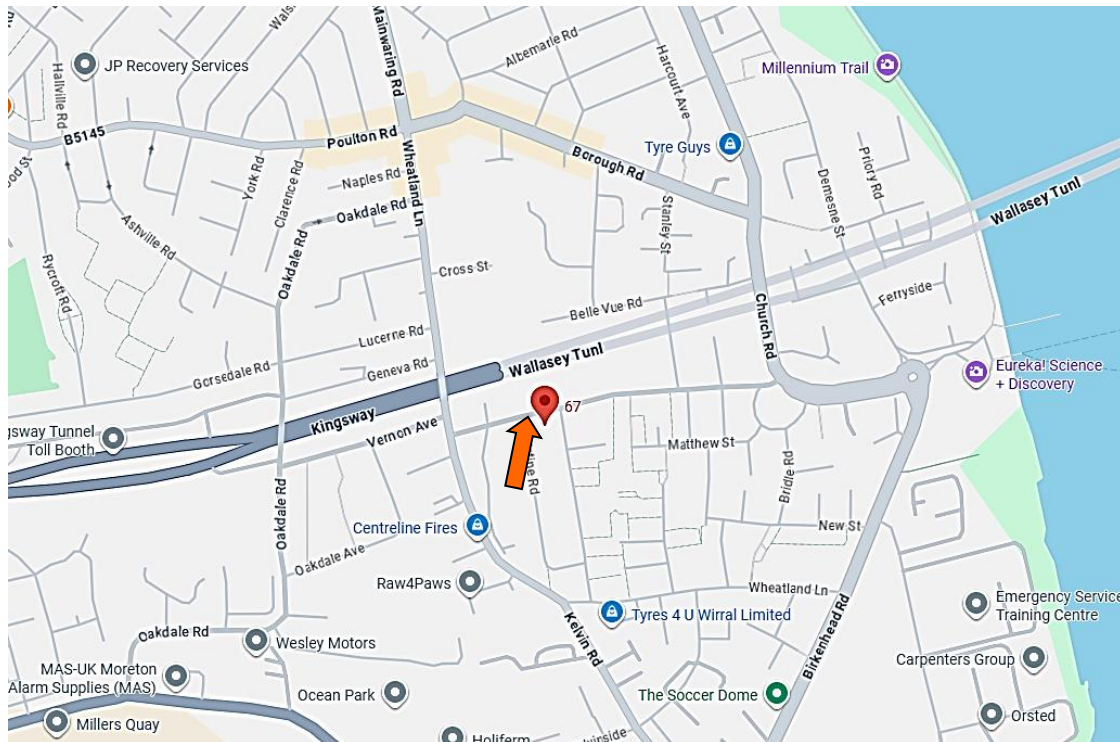
SALES SHOP 24'6 X 17'1 with Electric Roller Shutters to Front. Laminate Flooring. Fitted Backwash Sink Unit with 'Triton' Shower Fitment, 6 Strip Lights, 2 Self Contained Sunbed Rooms (Studded Partition walls that can be removed).

REAR KITCHEN 15'10 X 6'8 with a range of Matching Base & Wall Cupboard Units, Roll Top Working Surfaces, Inset Single Drainer Stainless Steel Sink Unit, 2 Strip lights, Vinyl Flooring. Rear Lobby with Access to Rear Yard. **SEPARATE W.C.**

Rateable Value £3,800 Small business relief is available (Subject to Conditions) if:

- you only occupy one business property in England with a rateable value below £15,000
- from 1 April 2017 you will get 100% relief for a property with a rateable value of £12,000 or less, meaning you will not pay any business rates.

Location Map



Lease Terms

Term: New 3-year lease. **Rent:** £575.00 per calendar month, payable monthly in advance by Standing Order/Direct Debit.

Rent Deposit: £900. **Repairs:** Tenant is responsible for internal & External repairs, decoration, Shop Front, Shutters and to pay a fair proportion towards the making, supporting, repairing, cleansing and amending of all party walls, gutters, 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 E 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**