

FIRST FLOOR OFFICES WITH FRONT PARKING.

62A PENSBY ROAD, HESWALL, WIRRAL, MERSEYSIDE, CH60 7RE

Ref : 65769



The property is offered by way of a new lease to be created at a rent of £6,500 per annum. Tenants Full Repairing, Decorating and Insuring terms (see Below).

Location. Situated in a Busy & Prominent Main Road Location in an extremely pleasant Position close to the Centre of Heswall. This is a well-thought-of area with numerous local retailers serving a Well Populated area which has the benefit of on-street parking. This Property offers good sized Offices of circa 500 sq. ft. comprising of a separate Ground Floor entrance and stairs to Good Sized First Floor Landing, Main Front Office, a Rear Office and a Smaller Front office together with a Kitchen & W.C. The Unit has lately been used as Offices although, under Class E of the Planning Use Classes Order, it is suitable for numerous alternative uses.

There is a walkthrough video available at <https://youtu.be/PE-eKsw1HXM> We strongly recommend interested parties to carry out an interior inspection.

Full Details are as follows:-

Paved Forecourt Parking to Front,

Separate Private Entrance to Entrance Hall, A Turned Timber Staircase Leads to **GOOD SIZED LANDING** with 'Creda' Night Storage Heater

FRONT OFFICE 1 20'6 X 13'6 into Splayed Bay Window, Sealed Unit double Glazed Window to Front, 'Dimplex' Electric Night Storage Heater, 2 Strip Lights.



REAR OFFICE 2 10'1 X 13'6 with 'Creda' Electric Night Storage Heater.

FRONT OFFICE 3 9' X 9'6 with Sealed Unit Double Glazed Window to Front, Strip Light.

KITCHEN 10'1 X 6'2 to 'L' Shape with a Single Drainer Stainless Steel Sink Unit having Mixer Taps, under Cupboard & Drawer, Electric Water Heater, Wall Cupboard, Vinyl Floor Covering, Sealed Unit Double Glazed Window.

SEPARATE W.C. (Low Suite), Sealed Unit Double Glazed Window, Vinyl Floor Covering.

Rateable Value £4,100 Small business relief is available 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.

Lease Terms

Term: Minimum 3 years with longer terms considered or Break Options.

Rent: £6,500 per annum, payable monthly in advance by Standing Order/Direct Debit.

Rent Deposit Required £1,300. **Legal Fees:** Tenant will be expected to pay the Landlord's 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.

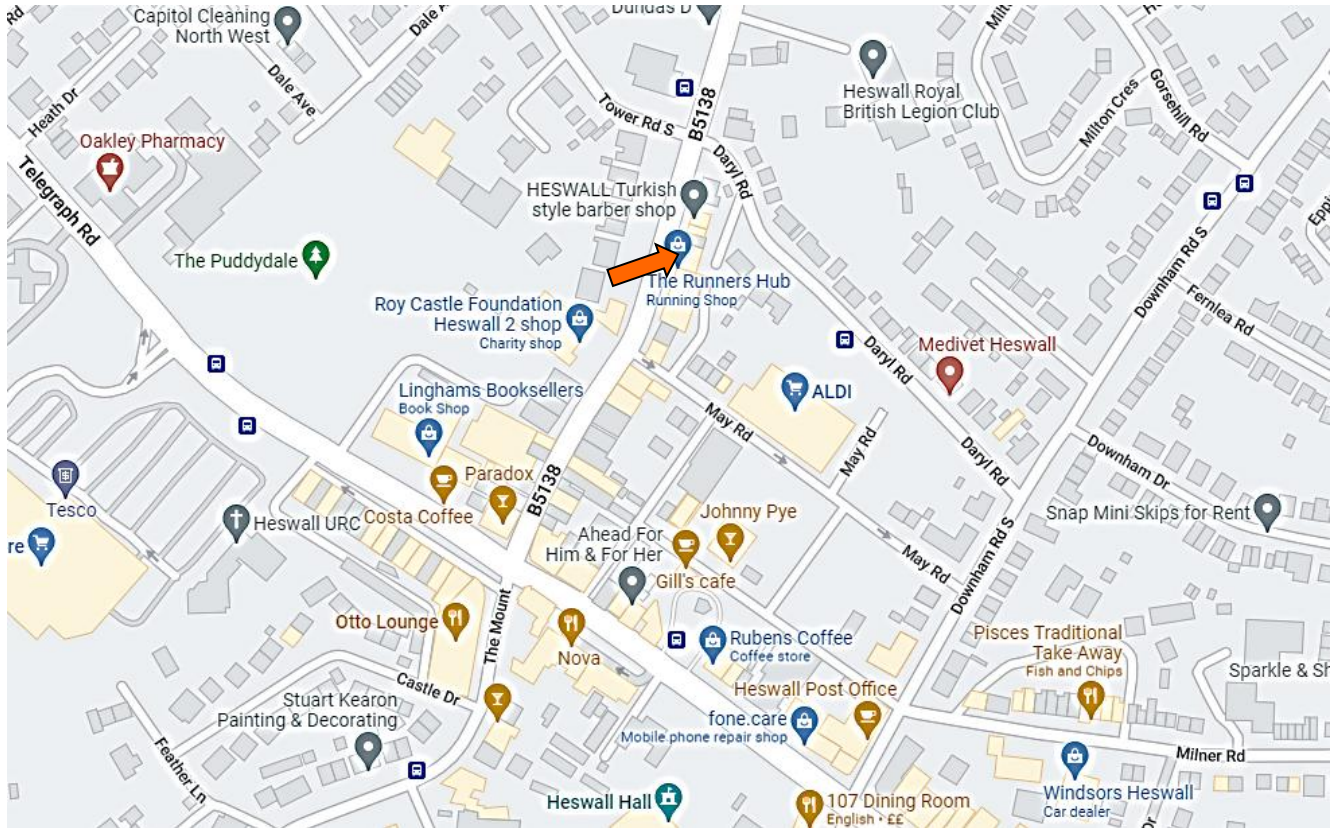
Use: Not to use the premises for any purpose other than as defined by Category Class E - Commercial, Business and Service of the Use Classes Order 1987 (as amended), landlord's written consent required for any change of use.

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.



Location Map



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.

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

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**

