

TO LET – PROMINENT RETAIL UNIT

141 TELEGRAPH ROAD, HESWALL, CH60 7SE

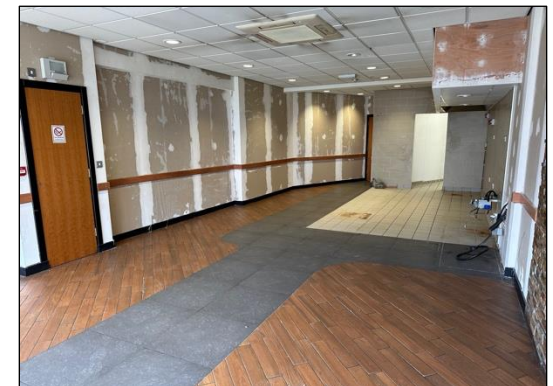
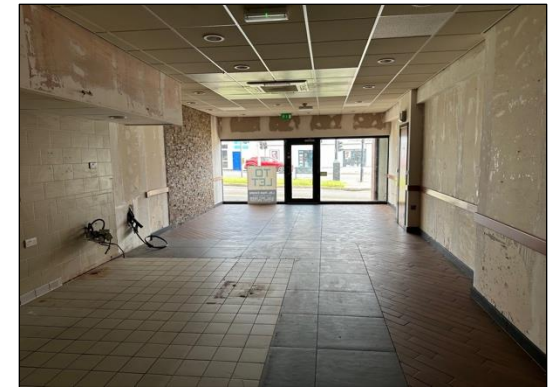
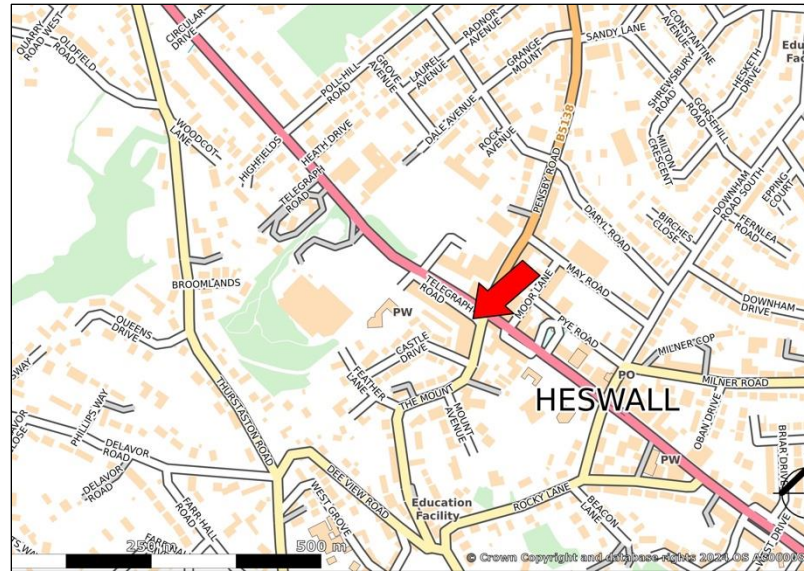
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KEY FEATURES

- Located fronting Telegraph Road in a prime and vibrant location in the heart of Heswall Town Centre.
- Situated amongst a range of vibrant and exciting independent retailers, bars and restaurants.
- Mid terraced retail unit that is located within the Curve, a c.15,000 sq ft retail and leisure scheme anchored by WH Smith, Loungers, and Snap Fitness.
- Comprises a ground floor commercial unit of c.88 sq m (952 sq ft) with prominent frontage and rear entrance for servicing and loading.
- Current planning designation is E (Retail uses). In addition the unit would suit a range of restaurant hot food, leisure and bar uses. (subject to change of use).
- Quoting £23,000 pa (exclusive of VAT).



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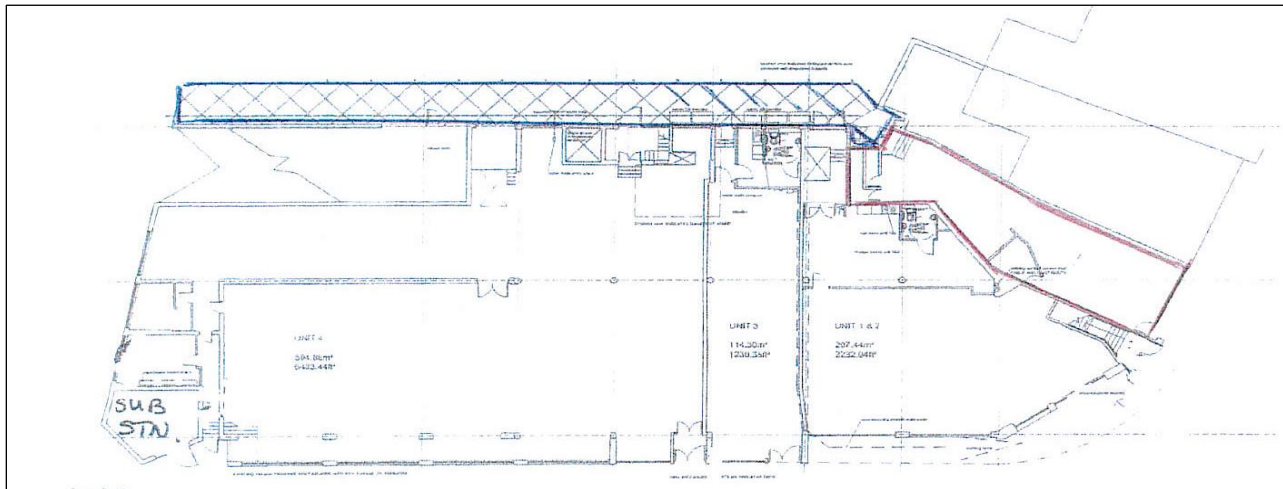
LOCATION

- Heswall is a popular town of approximately 16,000 people, providing high residential values and professional commuters alike. The popular and affluent town of Heswall is located on the Wirral Peninsula across from the River Dee estuary and adjacent to the affluent towns of West Kirby and Hoylake.
- The immediate vicinity forms Heswall's bustling retail and bar restaurant area and home to a number of national and regional occupiers within the immediate vicinity including Santander Bank, The Prese Well (J D Wetherspoon), Harry Beswick, Franklyns, Boots, Gusto, Blind Pig, Jug & Bottle and M & S Food. The immediate area is mainly commercial, although a number of high end residential blocks have been constructed recently.

DESCRIPTION

- The subject property comprises a broadly rectangular commercial unit of 88 sq m / 952 sq ft with glazed shop front. Internally the former Subway has been stripped back to include customer W/C, staff W/C, air conditioning / heating system (not tested), fire alarm system, lighting and all utility connections.
- The rear provides back of house storage together with rear entrance for servicing, deliveries and refuse area. Off road parking is available to the rear servicing road (NB outside of Landlord demise).

FLOOR PLAN



EPC

The Property EPC has an EPC rating of C – 63.

FLOOR AREA

We understand the unit extends to 88.44 sq m / 952 sq ft as measured on a net internal area.

SERVICES

We understand the unit benefits from mains gas, three phase electricity, water and drainage. In addition is an operational fire alarm and air conditioning / heating system (not tested).

RATEABLE VALUE

The unit has a rateable value of £12,250 pa – Assessment date April 2023. Rates payable based on small business multiplier of 49.9p equates to £6,002 pa. Further business rates relief is currently available for the property (75% saving for Property's with a rateable value up to £12,750).

Please contact Wirral Borough Council for further information.

PLANNING

We understand the wider property is not Grade II listed and is not located within a conservation area. We note the subject unit benefits from Use Class E Planning uses and can accommodate a wide range of retail uses. All planning enquiries should be directed to Wirral Borough Council in the first instance.

RENT

£23,000 pa

The wider property is VAT registered and therefore VAT will chargeable on the rent.

VIEWINGS

Formal accompanied viewings can be arranged through LBL Real Estate.

DISCLAIMER

LBL Real Estate Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

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