



info@ **CHARTERHOUSE-ACCOUNTANTS** .co.uk
Landline Office Mobile 07751 490 259 Ask for Tom

Food Served
12 noon to 8pm
Cask Ales
Live Sports
Beer Garden

TAPLEYS
For All Graphics Office Stationery Framing



We are very proud to present
The Village
, Bebington

On the market for
£750 Per Month

Available to let by way of new lease. A ground floor commercial premises situated in a prominent location in the busy town of Bebington, Wirral. The accommodation extends to approx. 1130 square feet and is currently used as office space. Other uses may be considered. The property is available due to retirement.



- Ground Floor Commercial Premises
- Fantastic Location
- On Street Parking (no Permit Required)

- Available Immediately
- Approx. 1130 square feet
- EPC: TBC

- Current Use A2 - Other Uses will be considered.
- Available by way of new lease (terms to be agreed)

Location

The premises are situated in the busy town of Bebington on the East side of the Wirral. Bebington offers a range of amenities and there are excellent transport links with two train stations close by and the M53 motorway and A41 are a short drive away.

Approximate distances:
Birkenhead: 3 miles. Liverpool: 5 miles. Chester: 17 miles.
Manchester: 39 miles.

Description

The premises are arranged on the ground floor only and form part of a two storey building with residential units above. The property currently benefits from A2 planning consent although alternative uses will also be considered.

The accommodation is divided as

follows: reception, office 1, office 2, office 3, kitchen, W.C.'s.

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£9000 per annum paid monthly at a rate of £750 per month.

VAT

All figures quoted are exclusive but may be subject to VAT.

Business Rates

Tenants should make their own enquiries regarding rates before committing to a lease.
Local Authority: Wirral Borough Council

Legal

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

Accommodation

Reception

9'7" x 6'3" (2.92m x 1.91m)

Office One

16'8" x 10'9" (5.08m x 3.28m)
12' 11" x 13' (3.94m x 3.96m)
including kitchen area.

Office Two

17'9" x 20'1" (5.41m x 6.12m)

Office Three

9'10" x 6'3" (3.00m x 1.91m)

Kitchen

12'11" x 12'5" (3.94m x 3.78m)

Toilets


Parking


On street parking available at the front of the premises.

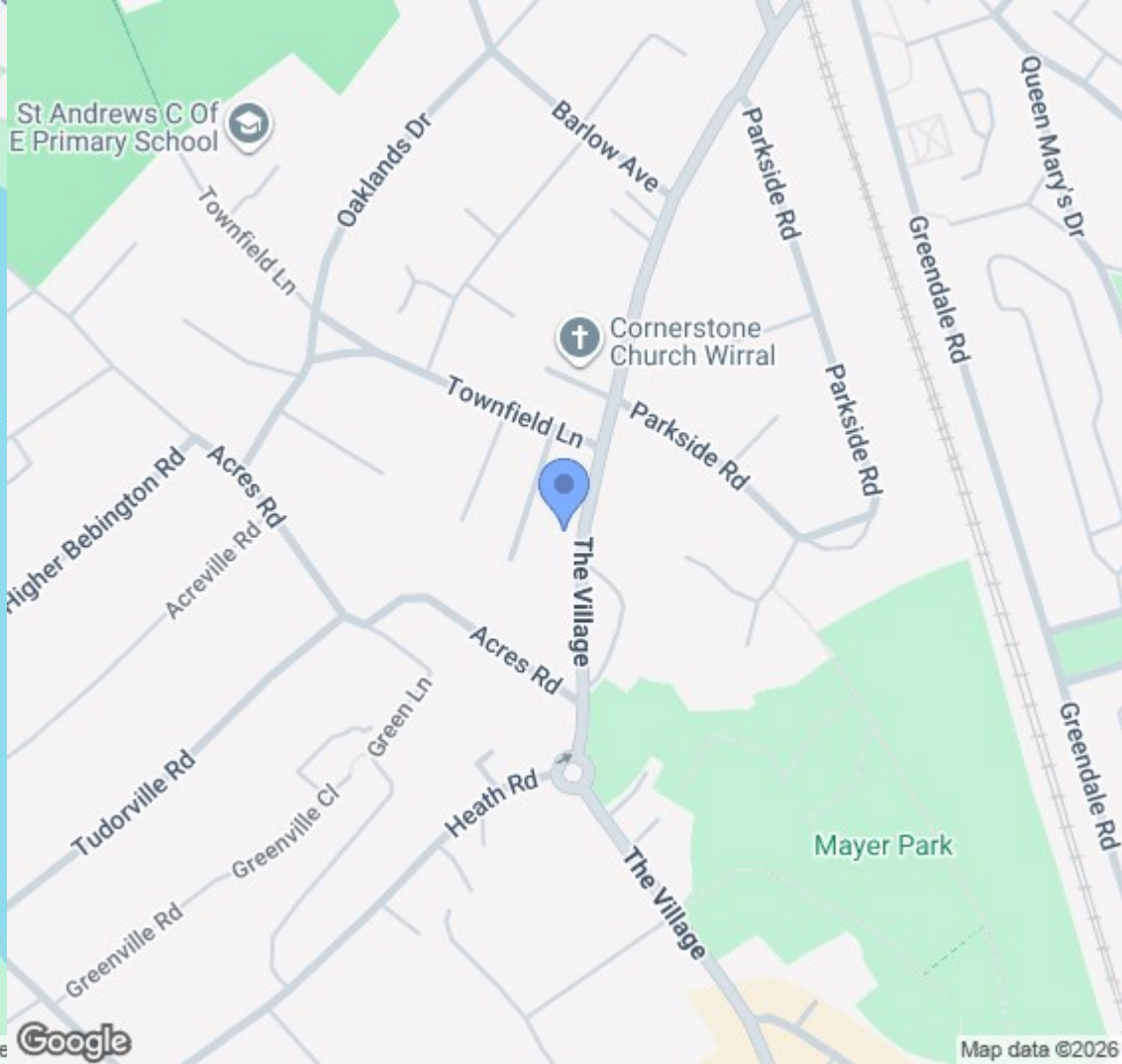
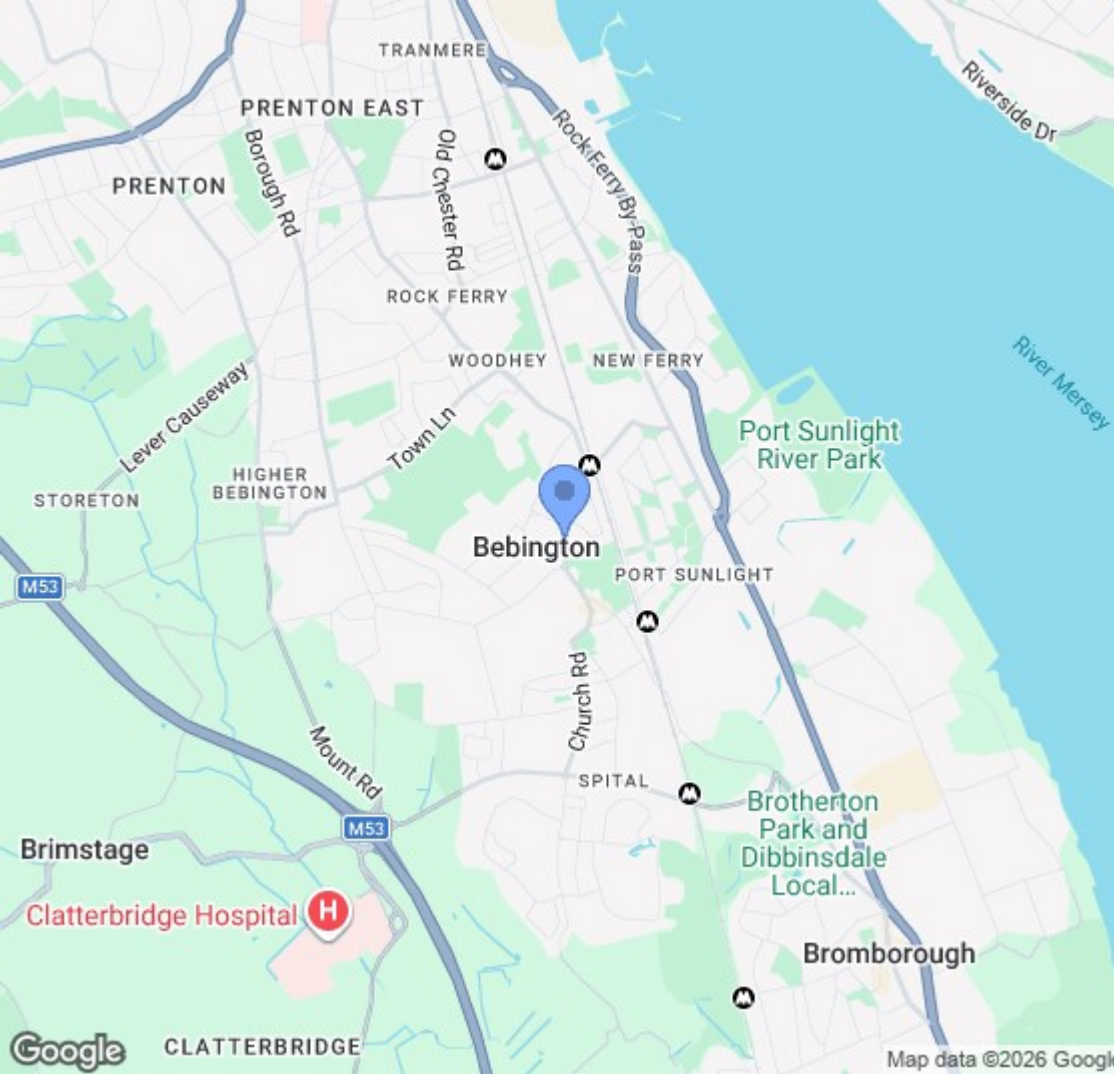




EPC & Floor Plan

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Location Map



21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333