

**OFFICES TO LET ON A NEW LEASE (SUITABLE FOR
ALTERNATIVE USES SUBJECT TO CONSENTS)**

**First Floor
74-76 Telegraph Road
Heswall
Wirral
CH60 0AQ**



Attractive location suitable for a variety of uses

Heswall is an attractive town situated on the Wirral Peninsula situated approximately 10 miles south of Liverpool and 13 miles north of Chester. The town has a resident population of approximately 13,500 but draws on a wider catchment population from a number of villages and affluent rural hinterland. Heswall serves as a neighbourhood centre for the surrounding area including retailers such as M & S Food, Tesco, White Stuff and independent traders.



Location

The property which is shown for identification purposes on the enclosed street traders plan is situated in a very prominent position close to premises occupied by M & S Food and with local florists, coffee shops, and independent traders. Telegraph Road forms the main retail thoroughfare running through Heswall.

Description

The available space comprises first floor office accommodation with dedicated access from Briar Drive to the side. The property offers the following accommodation:-

Accommodation

First floor	47.46 sq m	(511 sq ft)
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Kitchen & wc facilities are within the premises

Terms

The property is available to let on the basis of a new 5-year lease or longer subject to 5-yearly rent reviews and break clauses.

Insurance

The landlord insures the building and the tenant will be responsible for reimbursement of the costs on a pro rata basis.

Rent

A commencing rental of £5,500 per annum exclusive

Rent Deposit

It is likely that the landlord will require a quarters' rent deposit subject to the standing of the incoming tenant – further details available on request.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £4,450
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'C-55'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is not currently registered for VAT but all prices, outgoings and rentals are quoted exclusive of VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Claire Bailey dealing), admin@peill.com for viewings.

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Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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