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# 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)

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.



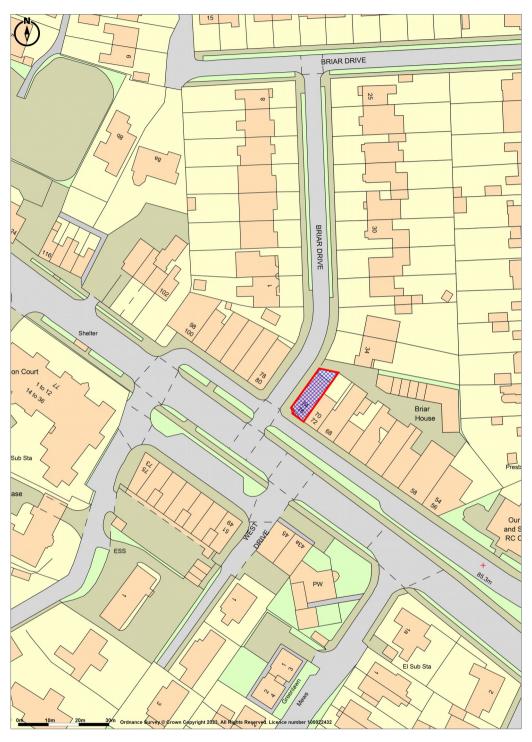
### **Anti-money laundering**

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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