



TO LET

Retail unit

1,759 sq.ft (163.42 sq.m)

Unit 1, 2 Church Road, Miller House, Bebington, Merseyside, CH63 7PH

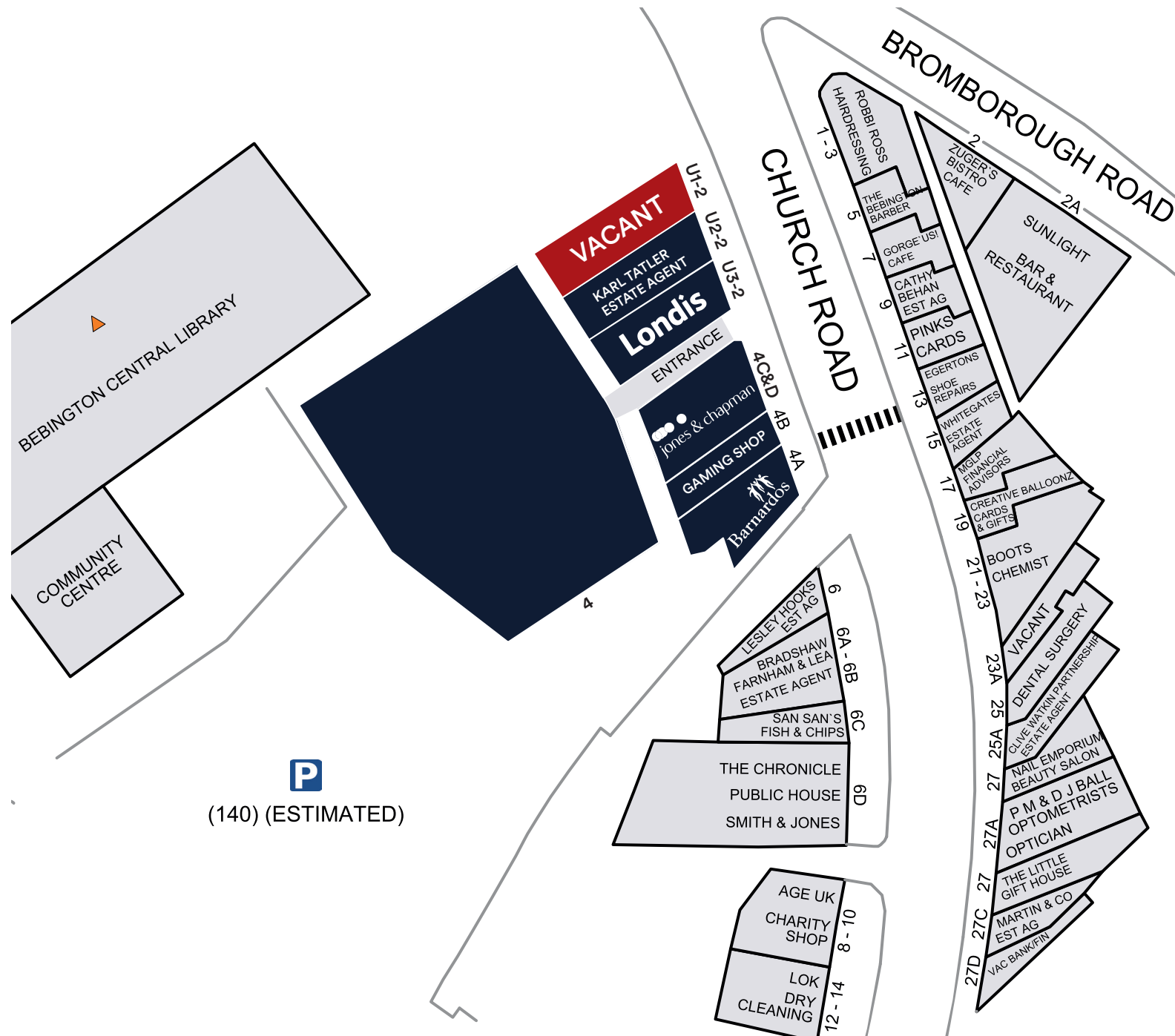
- Busy Suburban Parade
- High footfall and passing traffic location
- Car park to the rear for approximately 140 car parking spaces

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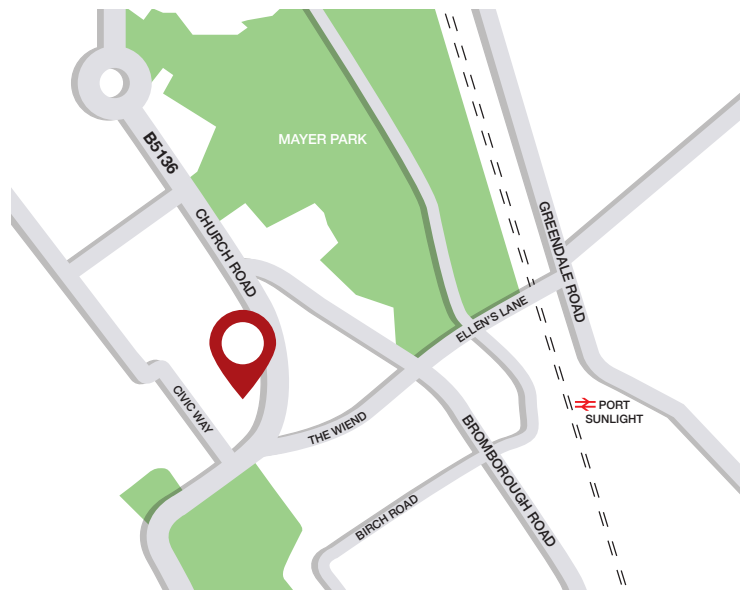




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DESCRIPTION

Prominent retail units with access to the rear. Other tenants include Barnardo's, Gaming Shop, Londis and Jones & Chapman.



LOCATION

Bebington is a small town and electoral ward within the Metropolitan Borough of Wirral, in Merseyside, England. Historically part of Cheshire, it lies 5 miles (8 km) south of Liverpool, close to the River Mersey on the eastern side of the Wirral Peninsula. Nearby towns include Birkenhead and Wallasey to the north-northwest, and Heswall to the west-southwest. Bebington railway station is situated on the Wirral Line of the Merseyrail network.

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,759	163.42
TOTAL	1,759	163.42

RENT

£25,000 per annum (exclusive of VAT).

BUSINESS RATES

Rateable Value £18,250. (from VOA)

SERVICE CHARGE & INSURANCE

A service charge of £1,859 per annum (exclusive of VAT) will be levied for the maintenance of common areas.

VAT

The Tenant will be responsible for the payment of VAT.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Class E use, subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Strictly via prior appointment with the appointed agent:

Mason Partners

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Joe Pearce

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