



TO LET

UPPER FLOOR OFFICE/RETAIL SPACE

Upper Floors, 19-25 The Crescent, West Kirby, Wirral CH48 4HL

- WELL LOCATED RETAIL/OFFICE SPACE
- PROMINENT POSITION WITHIN THE HEART OF WEST KIRBY
- EXCELLENT PUBLIC TRANSPORT CONNECTIONS
- SELF-CONTAINED ENTRANCE

Location

The available space is located in the heart of West Kirby, a highly populated and well respected town on the tip of the Wirral Peninsular.

It is prominently located on the attractive terraces of The Crescent and has frontage onto the busy Banks Road. West Kirby is extremely well connected with West Kirby Train & Bus Station being just 1 minute walk from the premises.

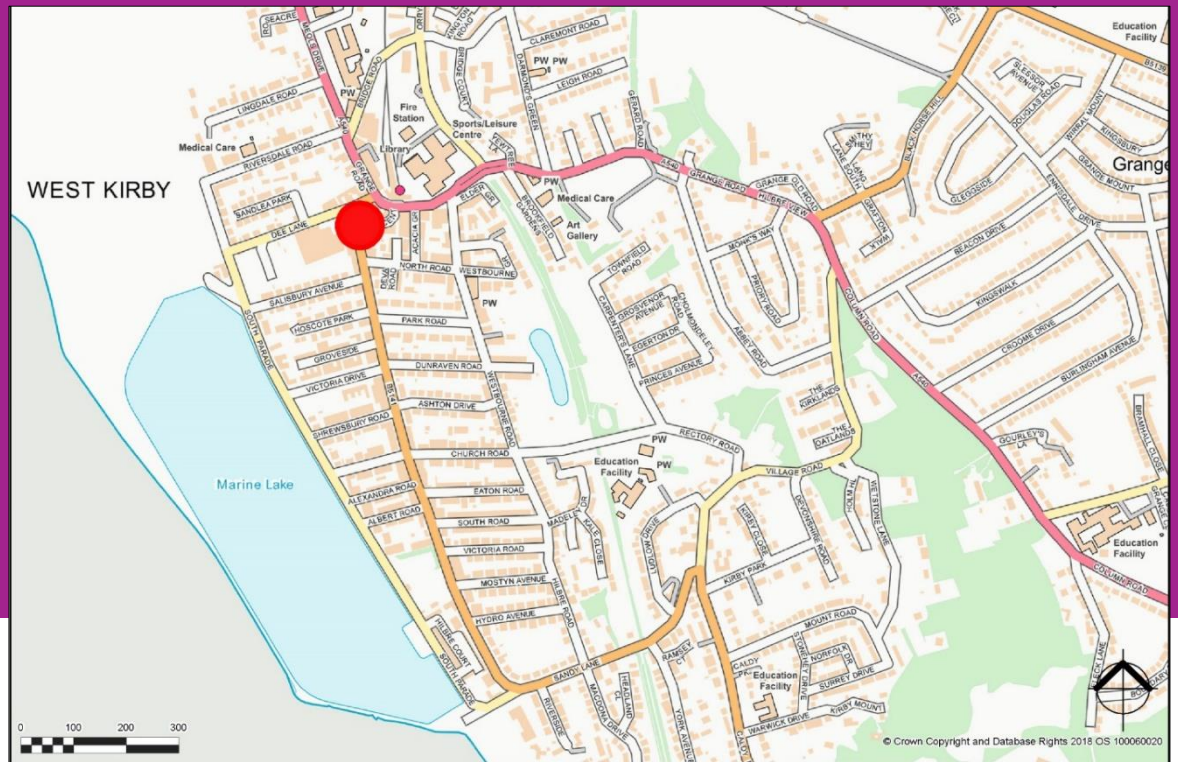
Neighbouring occupiers include The Mill Shop, Gerrards, Hays Travel and Helping Hands.

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property consultants

0151 242 3000
www.masonowen.com

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Description

The premises is situated over the first and second floor of an attractive period property. The space has the benefit of a self-contained entrance fronting directly onto Banks Road, giving security and privacy to any tenant.

The premises would suit a professional outfit with a requirement for office space, or alternatively a retail tenant of which it is currently being used by an occupier of this nature.

Areas.

FLOOR	METRIC	IMPERIAL
First Floor	1,450 sq ft	134.70 sq m
Second Floor	1,380 sq ft	128.00 sq m
TOTAL	2,830 sq ft	262.70 sq m



Lease

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

On request.

EPC

C73

Service Charge

£330.00 per annum.

Insurance

£215.79 per annum.

Rates

Rateable Value: £11,000

Legal costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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