

Anchored by
Tesco Express



EXCITING NEW ROADSIDE RETAIL UNITS

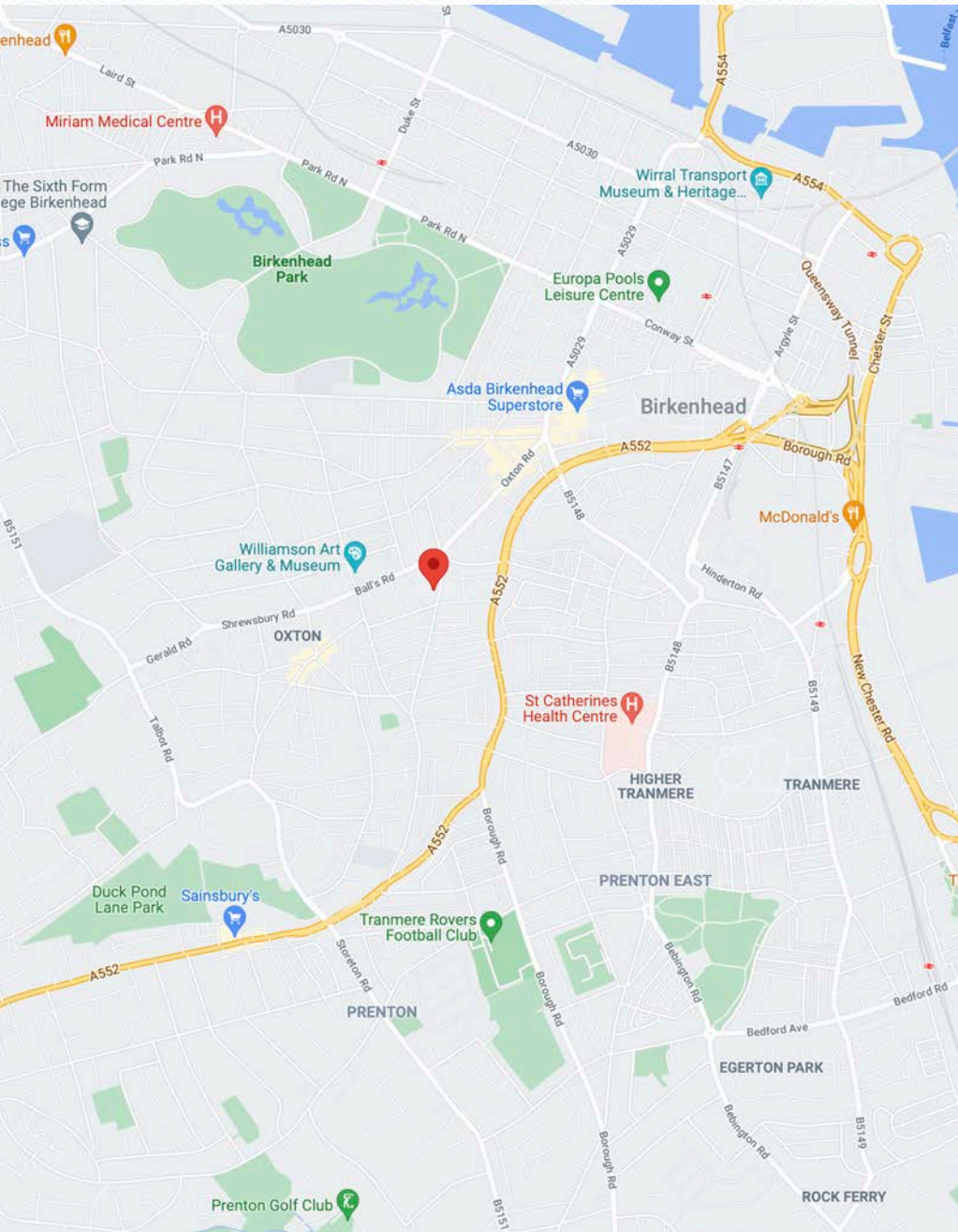
6 WOODCHURCH RD, BIRKENHEAD CH41 2UF

LEASING NOW

TRADING BY SUMMER 2022



EST. 1992
Dransfield
PROPERTIES LIMITED



LOCATION

Birkenhead together with Tranmere, Oxton, Prenton East and Upton along with the upmarket commuter suburbs of Hoylake, West Kirkby and Heswall make up the Metropolitan Borough of the Wirral and has a population according to the 2011 census of approximately 90,000 with a substantially larger catchment within a 20 minute drive time (see plan)

The town famous for its docks and its links with Liverpool via the Queensway Tunnel is well connected to the national motorway network via the A552 Woodchurch and Borough Road to Junction 3 of the M53 approx 1 mile south of the development .

DESCRIPTION

The scheme will provide 15,000 sq ft (1,394 m2) of retail space together with 53 car parking spaces including 6 Electric Vehicle charging points.

There will be 4 units as detailed below with prelettings secured with Tesco Express and Indigo Sun. See attached layout and elevations .



RENTAL PRICING

UNIT A

1500 SQ FT

UNDER OFFER
indigosun

UNIT B

1500 SQ FT

£37,500
PER ANNUM

UNIT C

4314 SQ FT

UNDER OFFER
TESCO

UNIT D

7700 SQ FT

£77,000
PER ANNUM



EPC

Energy performance certificates will be provided on completion of the conversion works

TIMING AND TERMS

The building works to convert the existing building will be completed in July 2022 and pre lettings on the final 2 units are sought for terms of 15 years subject to 5 yearly rent reviews

VIEWING

Viewing by appointment with the sole agent WPM

SPECIFICATION

Detailed specifications for the final 2 units are available on request

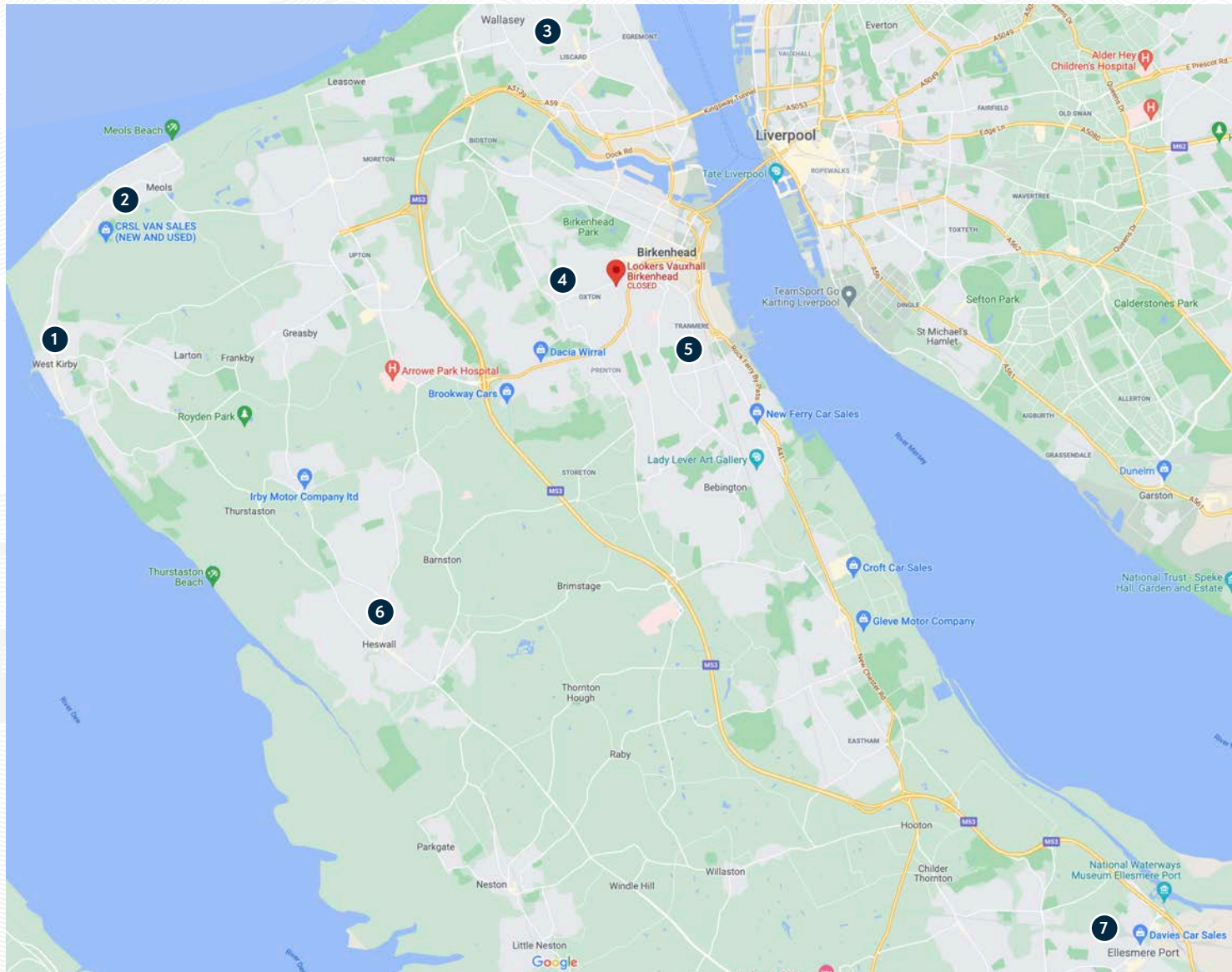


Commercial Property

CONTACT

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DRIVETIME



- 1) West Kirby**
Drivetime - 20 minutes
Distance - 9.1 miles
- 2) Hoylake**
Drivetime - 19 minutes
Distance - 9.1 miles
- 3) Wallasey**
Drivetime - 14 minutes
Distance - 4.3 miles
- 4) Oxtton**
Drivetime - 3 minutes
Distance - 0.6 miles
- 5) Tranmere**
Drivetime - 6 minutes
Distance - 1.8 miles
- 6) Heswall**
Drivetime - 16 minutes
Distance - 6.7 miles
- 7) Ellesmere Port**
Drivetime - 20 minutes
Distance - 11.5 miles