



Constables
SALES & LETTINGS

Rowson Street

New Brighton, Wallasey

£450 Per Month

Available to let, a ground floor office space located in a popular area near to New Brighton Town Centre, Wallasey and it is ideally situated for easy access to the M53 motorway.

The accommodation extends to approximately 323 (30 sq m) and comprises; shared hallway, open plan office, kitchen area and W.C.

The property is available for occupation immediately.

PLEASE NOTE THE NEIGHBOURING OFFICE IS ALSO AVAILABLE TO LET SHOULD A LARGER SPACE BE REQUIRED. PLEASE SPEAK TO AGENT FOR MORE INFORMATION,



- Ground Floor Commercial Premises
- Office Space
- Available January 2025
- Available by way of New Lease
- Approx. 323 square feet (30 sq meters)
- Viewing Strictly by Appointment

General

A ground floor commercial space currently used as office space. Other uses considered. The neighbouring office is also available to let, should a larger premises be required.

EPC

Rating details to follow.

Parking

On street parking. No permit required

Lease

The property is available by way of new lease, terms of which are to be negotiated.

Rent

£650 per month (£7800 per annum)

VAT

All prices quoted are subject to VAT.

Business Rates

2024/25 rates payable to be confirmed. Tenants should make their own enquiries regarding rates before committing to a licence.

Fees/Expenses

Each party is responsible for their own expenses.

Accommodation

Office


12'6" max x 17'9" max (3.83m max x 5.43m max)

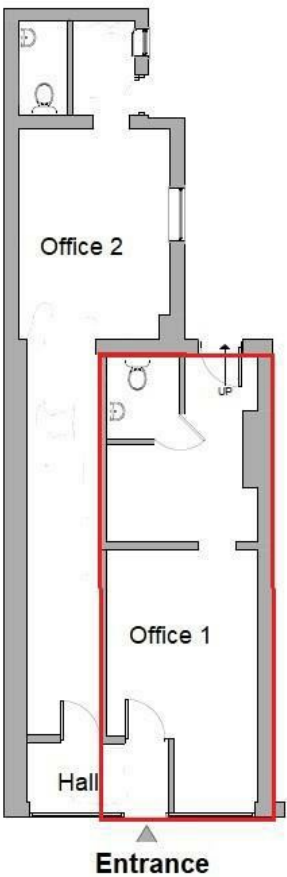
Kitchen Area & W.C.

overall 12'4" x 10'1" (overall 3.78m x 3.08m)



EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

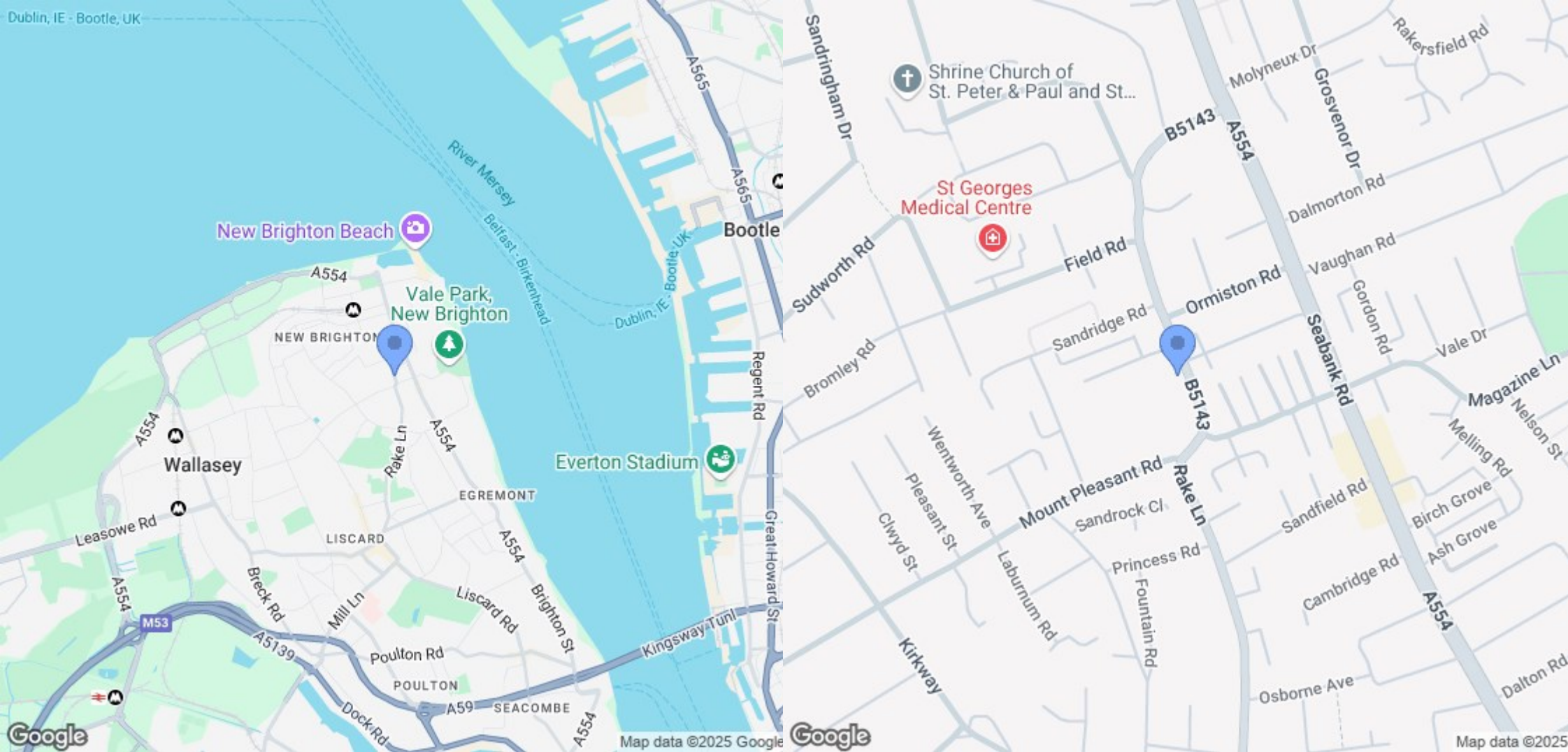


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Location Map

Constables

S A L E S & L E T T I N G S

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