



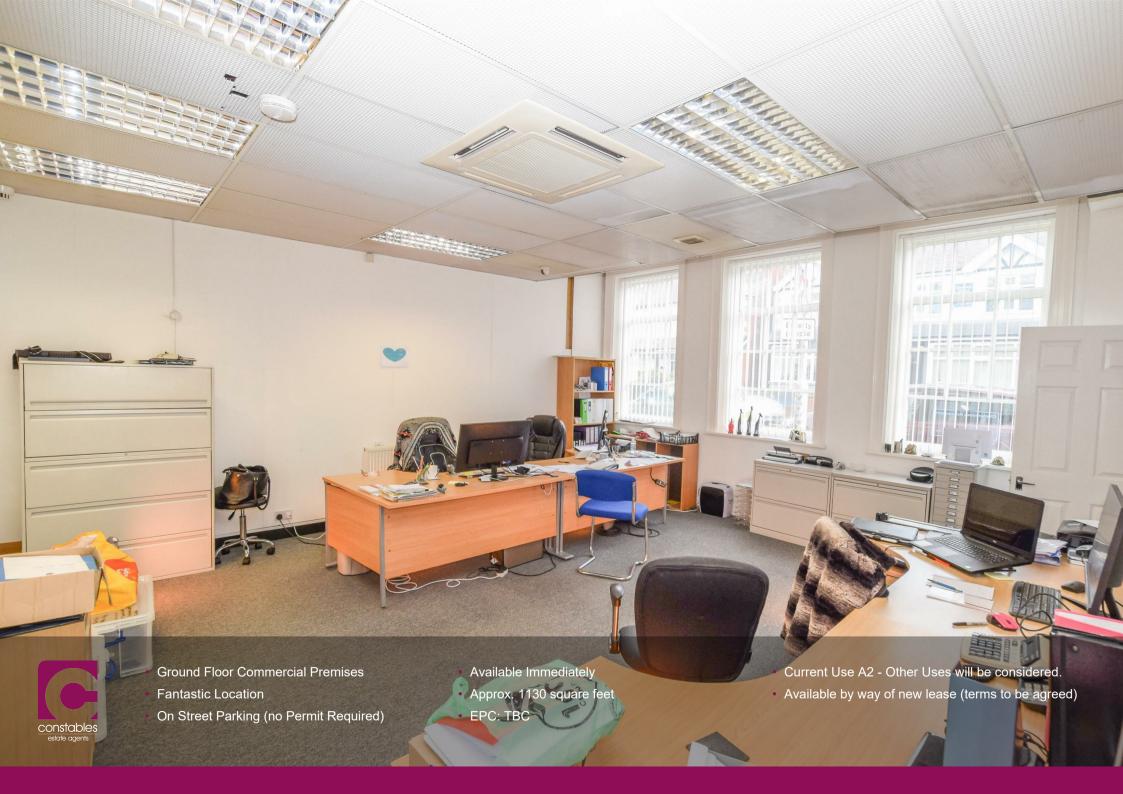
We are very proud to present

The Village, Bebington

On the market for

£750 Per Month





## Location

The premises are situated in the busy town of Bebington on the East side of the Wirral. Bebington offers a range of amenities and there are excellent transport links with two train stations close by and the M53 motorway and A41 are a short drive away.

Approximate distances: Birkenhead: 3 miles. Liverpool: 5 miles. Chester: 17 miles. Manchester: 39 miles.

# **Description**

The premises are arranged on the ground floor only and form part of a two storey building with residential units above. The property currently benefits from A2 planning consent although alternative uses will also be considered.

The accommodation is divided as

follows: reception, office 1, office 2, office 3, kitchen, W.C.'s.

#### Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

£9000 per annum paid monthly at a rate of £750 per month.

## **VAT**

All figures quoted are exclusive but may be subject to VAT.

#### **Business Rates**

Tenants should make their own enquiries regarding rates before committing to a lease. Local Authority: Wirral Borough Council

# Legal

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## **Accommodation**

# **Reception**

9'7" x 6'3" (2.92m x 1.91m)

# Office One

16'8" x 10'9" (5.08m x 3.28m) 12' 11" x 13' (3.94m x 3.96m) including kitchen area.

## Office Two

17'9" x 20'1" (5.41m x 6.12m)

## Office Three

9'10" x 6'3" (3.00m x 1.91m)

## Kitchen

12'11" x 12'5" (3.94m x 3.78m)

# **Toilets**

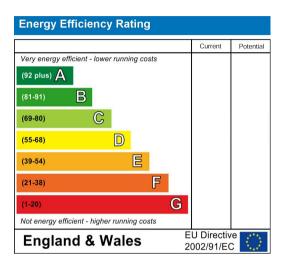
# **Parking**

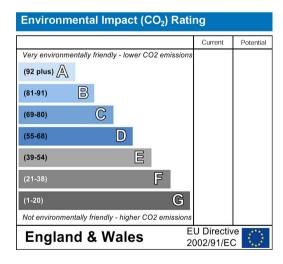
On street parking available at the front of the premises.

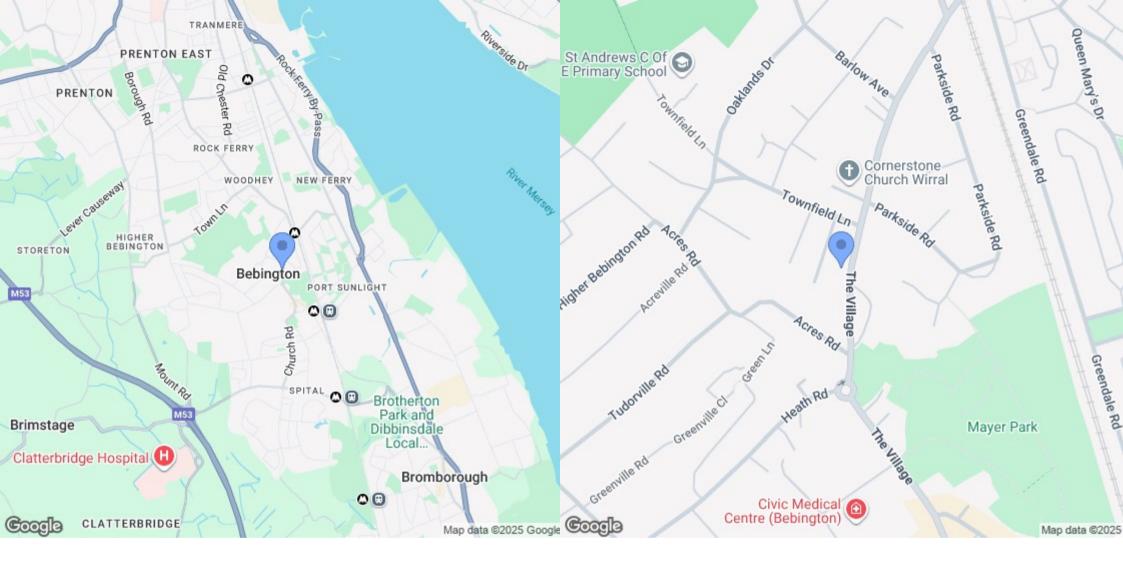




# EPC & Floor Plan







Location Map



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