Constables
SALES & LETTINGS

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12 The Village Bebington CH63

£600 Per Month Per Month

- Ground Floor Retail Unit
- Town Centre Location
- Available November
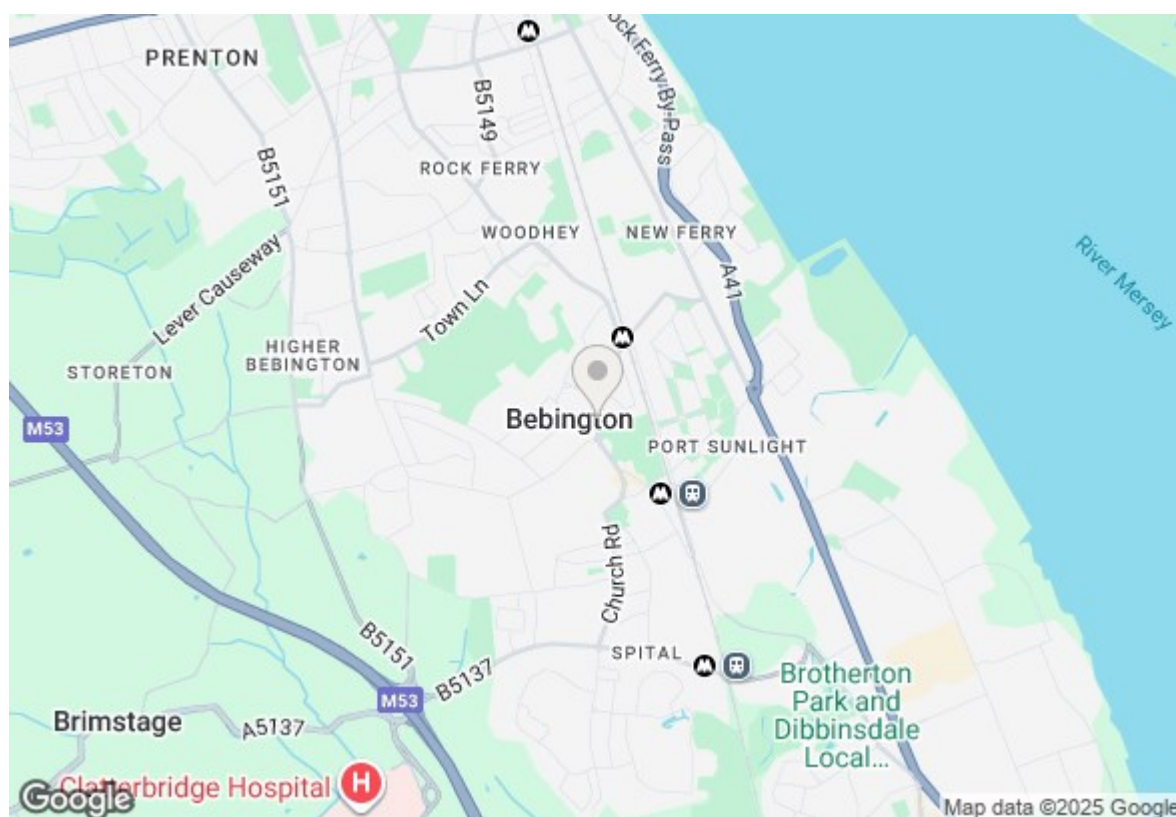- Approx. 425 sq ft. (39.5 sq m)
- NDEPC 64C

Available to let this ground floor commercial premises situated in a prime location in the busy town of Bebington. The property is currently used as a retail unit and will be available from November 2025.

The accommodation extends to approx. 425 square feet (39.5 square meters) comprising front retail area and rear staff room and kitchen. The property is available by way of new lease.

The premises currently has A1 use although other uses may be considered. Viewing strictly by appointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		

General
The premises are arranged on the ground floor only. It provides good open plan trading area and currently benefits from A1 planning consent although alternative uses will also be considered.

Retail Area
23'6" x 13'7"
Currently fitted out as a retail unit.

Parking
On street parking available at the front of the premises.

Lease
Lease term, rent reviews to be negotiated.

Rent
Rent is currently £7200 (£600 per month)

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

Business Rates
2024/25 rates payable to be confirmed. Small business rates relief may be available. Tenants should make their own enquiries regarding rates before committing to a lease.

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