



**Constables**  
SALES & LETTINGS

Carlett Boulevard Eastham, Wirral

£1,250 Per Month



Available to let this ground floor commercial premises situated in a prime location near to the busy town of Bromborough Wirral and near to the A41 and M53 motorway. The premises was previously a Church Hall and has multi-room suitable for a variety of uses.

The premises is available due to business relocation. The premises was previously used as a medical facility. Alternative uses may be considered.

The accommodation extends to approx. 1593 square feet (148 square meters) comprising main hall, treatment room, W.C. and staff kitchen and W.C. The property is available immediately by way of new lease.

Viewing strictly by appointment.





- Ground Floor Commercial Unit
- Available Immediately
- Prices Quoted are exclusive of VAT
- Close to Bromborough Village and A41
- EPC Rating 84D
- Available by way of New Lease, terms to be negotiated.
- Approx. 1593sq ft (111 sq m)
- Current Use: D1, other uses considered.
- Viewing Strictly by Appointment

### General:

A single storey detached premises converted from former church hall. Containing multi-rooms that could be used for a variety of uses. Previously used as a medical facility.

### EPC

84D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8243-3494-6292-7259-9344>

### Accommodation:

#### Hall

44'10" x 19'10" (13.68m x 6.06)

#### Inner Hallway and W.C

#### Treatment Room

19'11" x 8'11" (6.09m x 2.73m)

### Kitchen/Staff Room

overall 23'10" x 19'9" (overall 7.27m x 6.04)  
including W.C,

### Parking

Car Park Reserved for other premises on the site. Parking by agreement, terms to be negotiated.

### Lease

The property is available by way of new lease. Terms of which to be negotiated.  
Tenant will be responsible for utilities and internal repairs and insurance.

### Rent

£1250 per month (£15,000 per annum)

### VAT

All figures quoted are exclusive but will 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 is located a short distance from the busy town of Bromborough, Wirral. Bromborough has a number of shops, restaurants and bars, doctor and dentist surgeries and a retail park. There is a train station within walking distance and the national motorway network is accessible via the A41 which links to the M53 motorway.

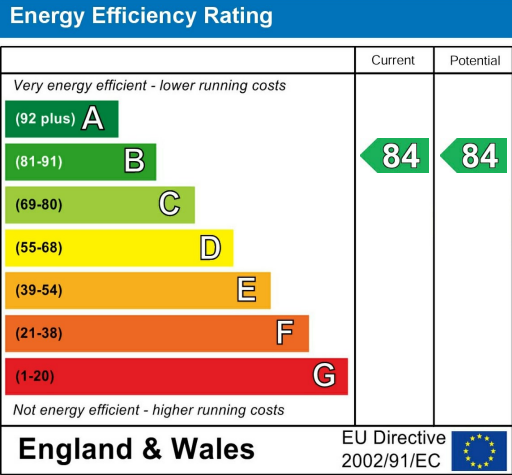
Approximate distance:  
Chester: 14 miles. Liverpool: 7 miles. Manchester: 43 miles.

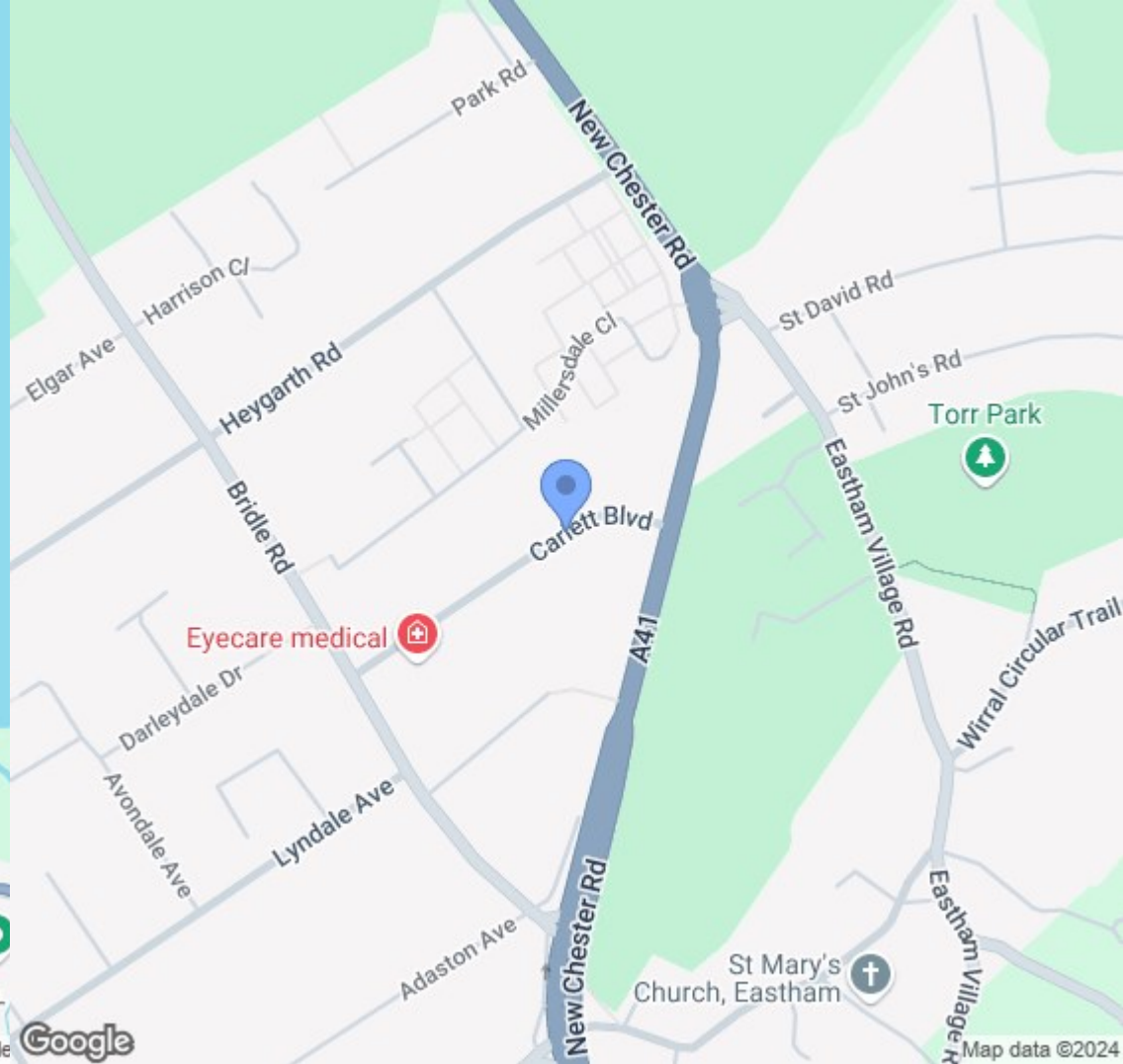
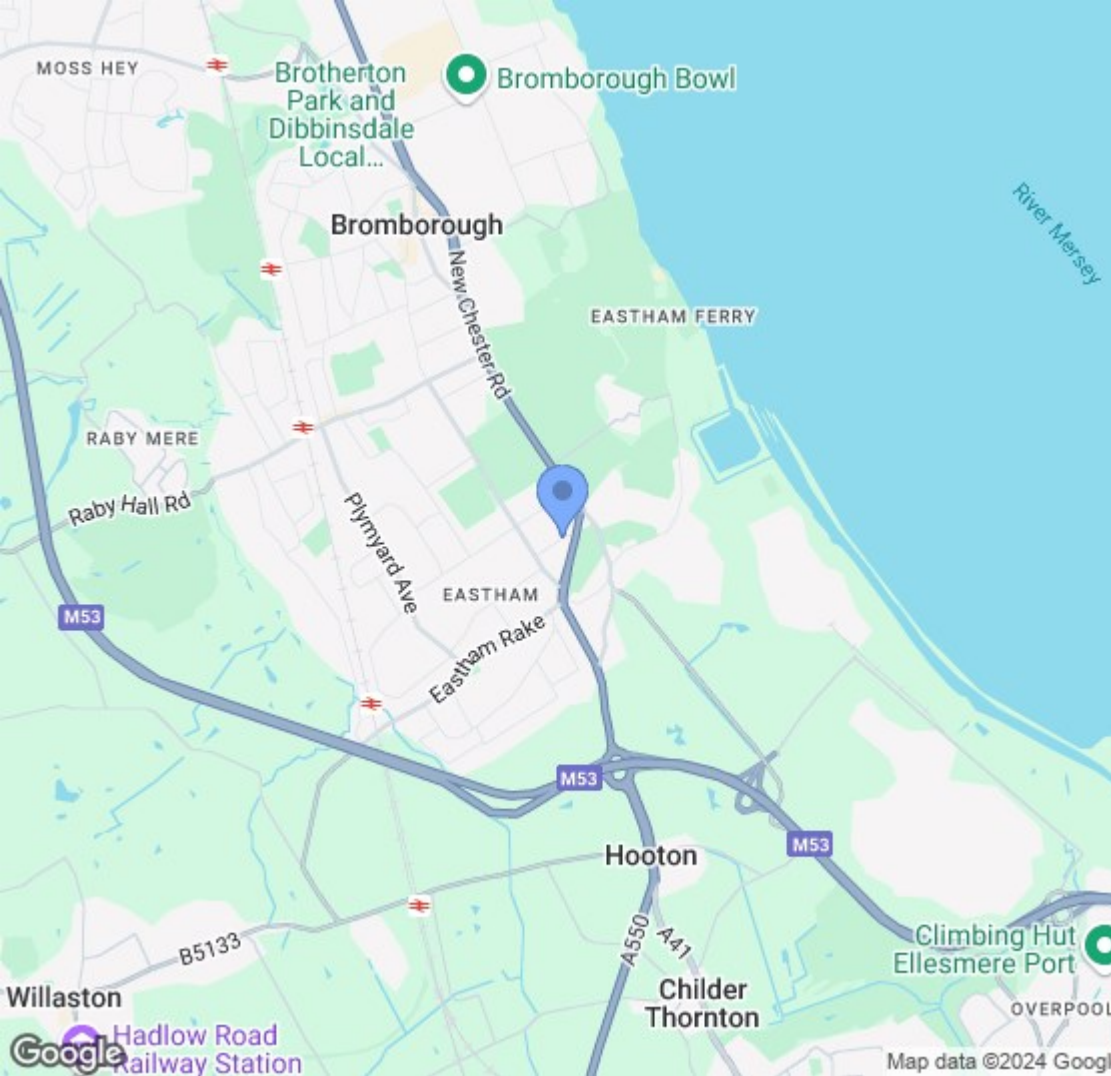






# EPC & Floor Plan





Location Map

# Constables

S A L E S   &   L E T T I N G S

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