



We are very proud to present  
The Village  
, Bebington

On the market for

£750 Per Month

Available to let by way of new lease. A ground floor commercial premises situated in a prominent location in the busy town of Bebington, Wirral. The accommodation extends to approx. 1130 square feet and is currently used as office space. Other uses may be considered. The property is available due to retirement.





- Ground Floor Commercial Premises
- Fantastic Location
- On Street Parking (no Permit Required)

- Available Immediately
- Approx. 1130 square feet
- EPC: TBC

- Current Use A2 - Other Uses will be considered.
- Available by way of new lease (terms to be agreed)

## **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.

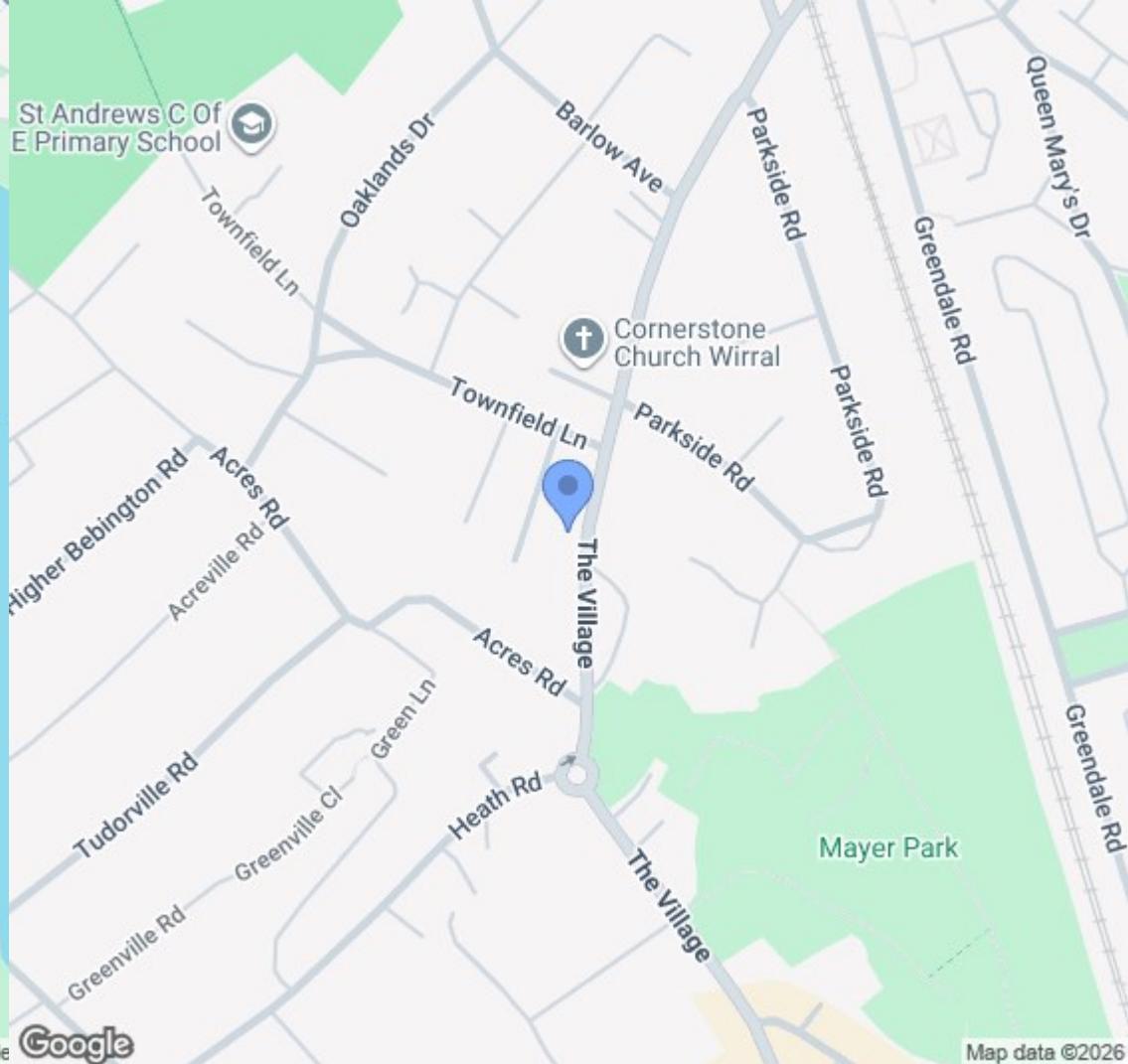
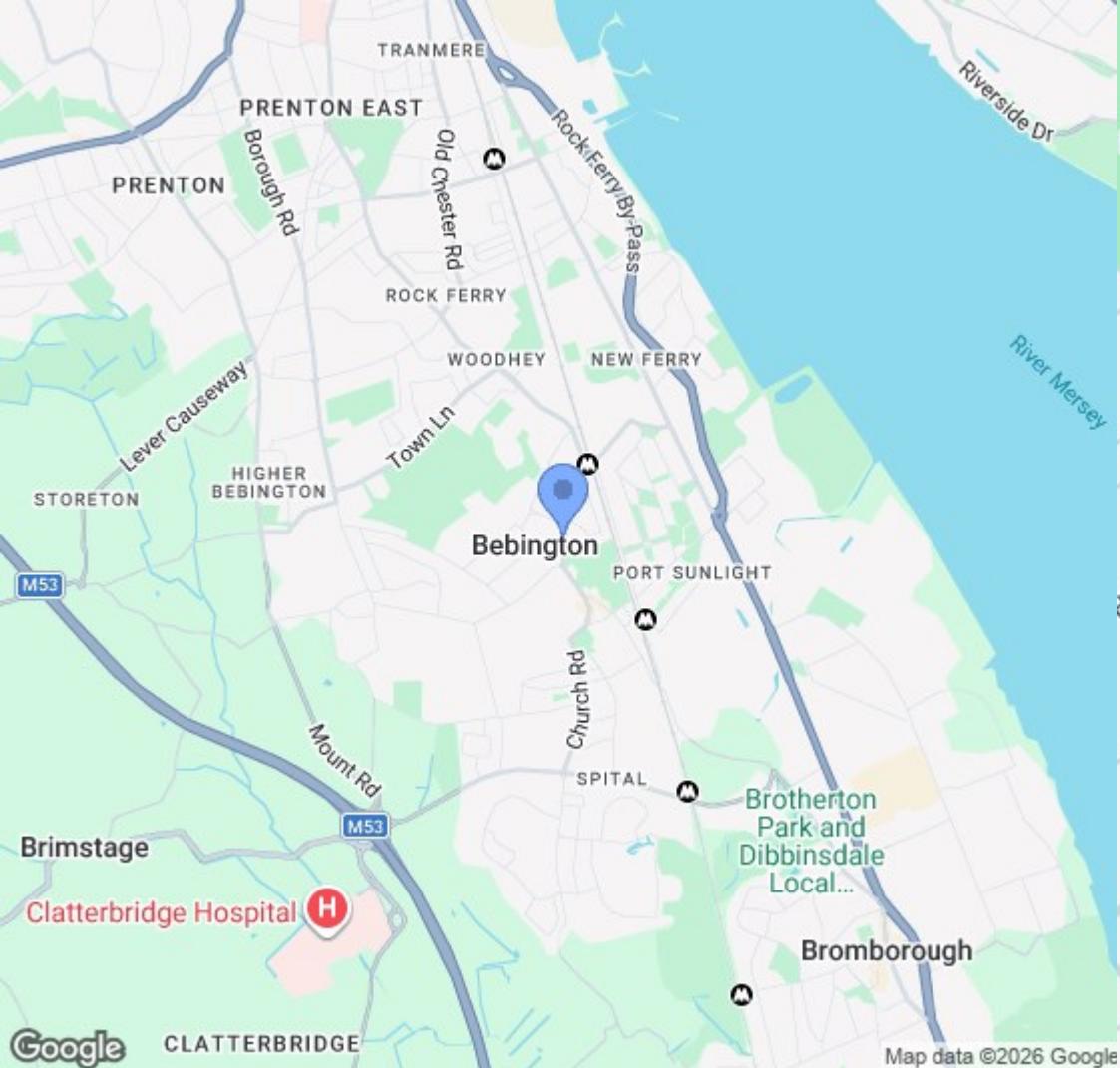




# EPC & Floor Plan

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Location Map



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South Wirral, Neston, Cheshire

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