



TO LET

Ground Floor 807 sq.ft. (75 sq.m.)
50 Wallasey Road, Liscard, Wallasey CH45 4NW

SHOP PREMISES

**mason
owen**

Call now 0151 242 3000
www.masonowen.com

- Located on Wallasey Road a busy traffic route through Liscard Village, it also has prominence to St Albans Road.
- Retailers in the vicinity include JD Wetherspoons, Papa Johns Pizza, Oxfam, Bet Fred and Wilko along with numerous local traders.
- The premises comprise a mid-terrace unit creating an open plan retail facility with substantial first floor storage, ancillary and staff accommodation.

50 Wallasey Road
Liscard
Wallasey
CH45 4NW

Area

Ground Floor 807 sq.ft. (74.97 sq.m.)
First Floor 401 sq.ft. (37.35 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£12,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

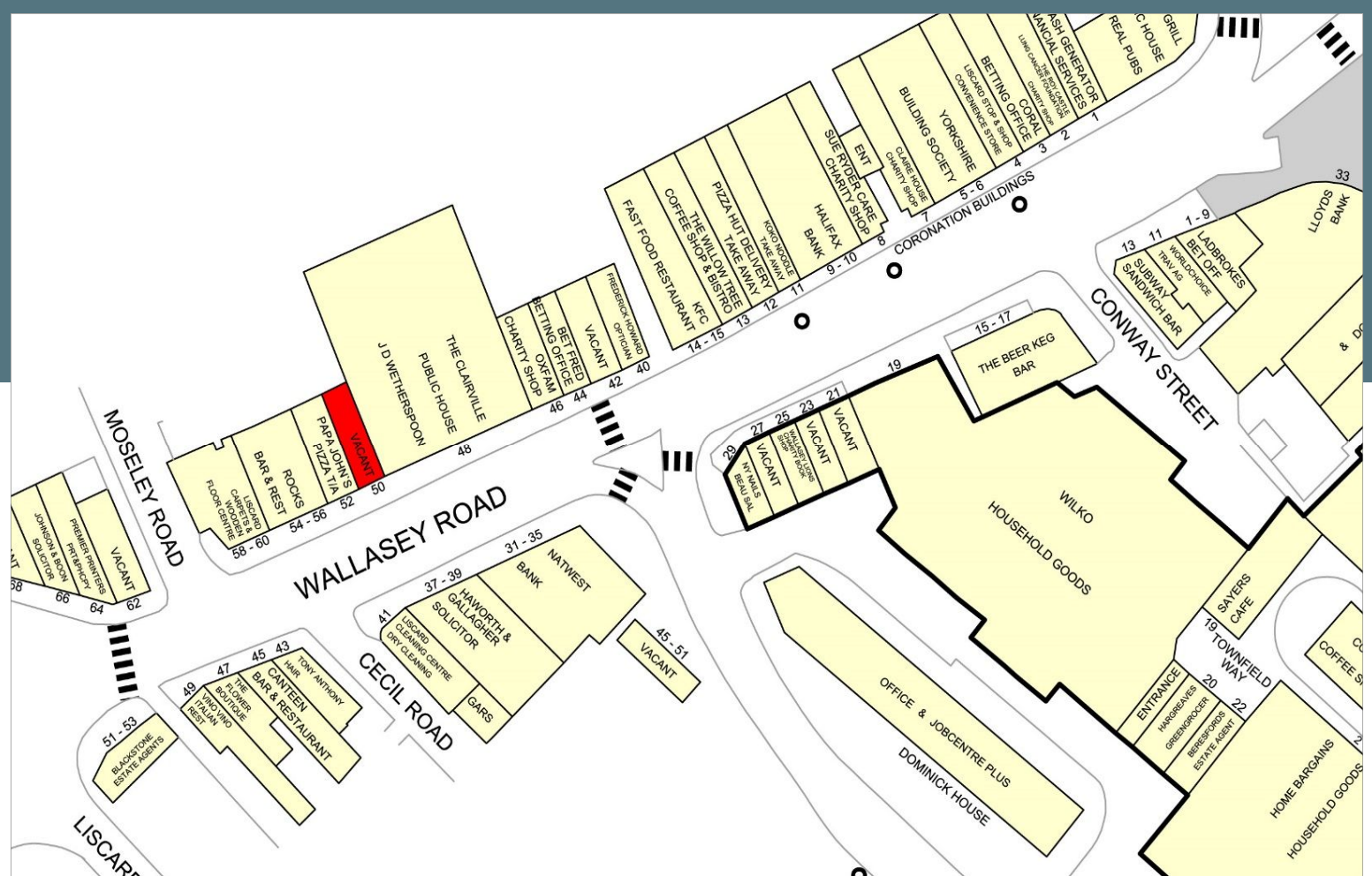
Rateable Value £12,500

EPC

E125

Legal costs

Each party to be responsible for their own legal costs.



Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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