



## 2-8 Liscard Village and 290 Liscard Way, Wallasey, CH45 4JS

- Arranged over ground, first, second and basement floors.
- 371.71sqm (4,001sqft) at ground floor.
- Prime location within the heart of Liscard Town Centre.
- Nearby occupiers include: The Post Office, Tesco Express, Primark, Domino's and Subway.

## LOCATION

Liscard is an area within the town of Wallasey, Merseyside in the Metropolitan Borough of the Wirral. It is approximately 5 miles West of Liverpool and approximately 24 miles North West of Chester.

The property is prominently situated on Liscard Village Road with a return frontage onto the prime and pedestrianised Liscard Way.

The locality is popular with a host of national retailers including The Post Office, Tesco Express, Age UK, Domino's, Subway, Primark and KFC.

## ACCOMMODATION

The premises are arranged over ground, first, second and basement floors comprising the following approximate areas:

Floor	SQ M	SQ FT
Ground	371.71	4,001
First	382.39	4,116
Second	68.75	740
Basement:	7.43	80

## LEASE

The premises are let to Barclays with a lease expiry of 4th October 2030 with a break option 4th October 2025.

Further lease details available upon request.

## PASSING RENT

£62,775 per annum exclusive.



## BUSINESS RATES

The premises have a rateable value of £51,000. Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

Energy Performance Certificate Rating of E.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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