

Smith AND SONS

PROPERTY CONSULTANTS

Industrial

54 Downham Road North, Heswall, Wirral CH61 6UW



Description

The property comprises a workshop and garage with a self-contained office to the front, accessed via a secure yard. There is a storage unit at the rear which has limited access. The property benefits from three lifts and an MOT testing bay and the yard area has space for seven cars. The Landlord is currently undertaking works to the property.

Location

The property is located on Downham Road North in a predominantly residential neighbourhood of Heswall, a short distance from Whitfield Lane and Pensby Road.

0151 647 9272

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Rental Price

£28,000 per annum

Tenure

The property is available by way of a new lease the length of which is negotiable.

Accommodation

Office	15.4m ²	165.7ft ²
Unit	168.75m ²	1,815ft ²
Unit to Rear	90m ²	968ft ²

Rating Assessment

Rateable Value	£12,750
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All rents and prices quoted are exclusive of VAT

Strictly by arrangement with agent. Contact :



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

T: 0151 647 9272

0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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