

Smith AND SONS

PROPERTY CONSULTANTS

Retail

45 Eltham Green, Arrowe Park CH49 5NQ



Description

The property comprises a 72.36 sq.m (778.6 sq.ft) ground floor retail unit, previously used as a football training centre, with potential for various uses subject to planning. The premises benefit from ample nearby off-road parking nearby, a new electric roller shutter, new fitted bathroom suite and LED lighting throughout. A new front door and rear windows are due to be installed by the end of August 2026.

Location

The property is located in a neighbourhood shopping precinct, a short distance from Arrowe Park Hospital.

0151 647 9272

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Rental Price

£6,000 per annum

Accommodation

Retail Unit	72.36m ²	778.6ft ²
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W.C and Kitchen Facilities.

Legal Costs

Each party to be responsible for their own legal costs incurred.

VAT Statement

All prices and rents are to be taken exclusive of VAT.

Tenure

By way of a brand new Full Repairing and Insuring lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£5,100
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Other Info

There is a service charge of £80 per month for the upkeep of the common parts of the precinct. Details prepared August 2026.

Strictly by appointment with sole agent, contact;



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