



# TO LET

Secure Compound, Adjacent to BP Old Hall Service Station, 749 New Chester Road, Bromborough, Wirral CH62 3PB

- A very unusual opportunity to lease a securely fenced and gated compound in a very prominent position fronting the A41 in Bromborough, adjacent to the BP service station and Kwik Fit.
- Extending in total to 518 sq m (5,576 sq ft), suitable for a variety of commercial uses including open storage and car sales (subject to the necessary consents).

## LOCATION

The compound forms part of the Old Hall BP petrol filling station located with direct access off New Chester Road (A41) on the Wirral. This section of the A41 has a significant traffic flow of in excess of 27,000 vehicles per day and the compound not only benefits from being visible from the A41 but there is also significant footfall from the adjacent Kwik Fit, Eastham Car Sales, a hand car wash and the petrol filling station itself. The compound is within easy access of junctions 4 and 5 of the M53 motorway, providing easy access to the whole of the Wirral, Chester, M56 and national motorway network beyond and is also within a 10 minute drive of Liverpool via the Birkenhead tunnel.

## DESCRIPTION

The property comprises a rectangular shaped storage compound / yard which benefits from secure steel palisade fencing around the perimeter with full height heavy duty steel palisade gates to the side of the compound. The compound is surfaced with crush and run surfacing.

In our opinion, the compound is suitable for a variety of storage, commercial and potentially car sales use, subject to the necessary consents.

## ACCOMMODATION

From the plans provided we have calculated the compound extends in total to approximately 518 sq m (5,576 sq ft)

## LEASE

The premises are available to lease on terms to be agreed.

## RENT

£11,000 per annum exclusive.

## VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

## BUSINESS RATES

The tenant is responsible for the payment of Business Rates.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## FURTHER INFORMATION / VIEWING

Please contact Jonty Goodchild of the sole retained agents Bolton Birch:

**Tel: 01244 311681**

**Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)**

Subject to contract



Phone today on 01244 311681

[www.boltonbirch.com](http://www.boltonbirch.com)

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