

# TO LET

## 98-100 FORD ROAD

### UPTON, WIRRAL, CH49 0TQ



#### LOCATION AND DESCRIPTION

The property occupies a prominent corner position at the junction of Ford Road and Church Road in Upton, a small town close to Birkenhead approximately 5 miles south of Liverpool City Centre (via the Mersey tunnel).

The property comprises of a ground floor traditional bank. Internally the property contains two strong rooms with partitioned offices which can be removed to open up the unit.

#### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Internal width	11.74 m	39 ft
Total depth	15.80 m	52 ft
Ground floor total	157.29 sq m	1,692 sq ft
Strong rooms	17.34 sq m	187 sq ft

#### LEASE

The property is available by way of a new internal repairing lease for a term of years to be agreed.

#### RENT

£13,500 per annum exclusive.

#### PLANNING

The premises have been used for the purposes of Financial Services (Use Class A2). The property would be suitable for retail or leisure purposes subject to obtaining planning consent.

#### RATES

The premises have been assessed having a rateable value of £11,500. Qualifying tenants may benefit from small business rate relief. Interested parties should make their own enquiries with the Rating Authority.

#### EPC

Certificate Number: 0950-4965-0388-1360-8090

Energy Performance Asset Rating: C-61

#### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

#### VAT

All rents, prices and other figures included in these particulars are quoted net but may be subject to the addition of VAT.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or John Barker, Hitchcock Wright & Partners. Ref: CCM/JCB.

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Subject to Contract

Details Prepared September 2019

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