

TO LET RETAIL/TRADE WAREHOUSE

222 NEW CHESTER ROAD, BIRKENHEAD, CH41 9BQ

Mason
Partners



- 5,688 sq ft (528.43 sq m)
- Prominent position fronting the A41
- Established retail/trade location
- Direct links to the Queensway Tunnel & Birkenhead Town Centre
- Benefits from 6 on site parking spaces

0151 227 1008

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LOCATION

The property is located in Birkenhead on the Wirral Peninsular and occupies a prominent situation fronting the A41 (New Chester Road) at the corner of Union Street, in an established retail and trade counter area.

Direct road links to Liverpool City Centre are afforded via the Queensway Tunnel entrance 2 miles to the north and access to the national motorway network is via Junction 5 of the M53 Motorway, 6 miles south.

Occupiers in the immediate vicinity include Topps Tiles, Toolstation, Screwfix, Benchmarx, Easy Bathrooms, Wickes and Howdens as shown on the attached plan.

DESCRIPTION

The property comprises a single storey retail/trade warehouse, beneath a pitched roof, of framed construction with brick elevations and parapet walls to the frontages.

Accessed off Union Street, the interior is currently fitted out with a front of house showroom with feature octagonal display windows. The back of house includes the main warehouse accommodation and a series of ancillary office, storage, W/C and kitchen facilities.

There is car parking for 6 cars on hardstanding to the rear of the building.

Additional features include:-

Eaves height of 3.9m, 3 Phase electricity, Gas warm air blower (warehouse), Electric roller shutters, Air conditioning (showroom).

ACCOMMODATION

We have measured the property in accordance with the 6th Edition of the RICS Code of Measuring Practice on a Gross Internal Area (GIA) basis as follows:

Total Area 5,688 sq ft 528.43 sq m

LEGAL COSTS

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

BUSINESS RATES

The property is entered in the Rating List as follows:-

Description – Retail Warehouse and Premises
Rateable Value - £51,000

TERMS

The property is available to let by way of a new lease on full repairing and insuring terms. Rent on application.

PLANNING

The property benefits from retail consent.

All enquiries should be directed to the local authority, Wirral Borough Council, on 0151 606 2000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be provided.

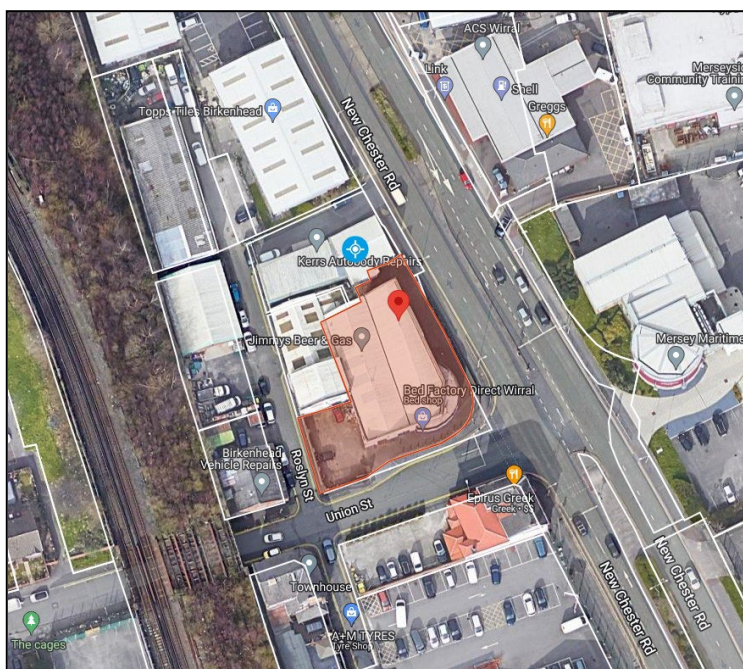
VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:-

Mason Partners LLP:

Gareth Preston 07788 914476
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Jon Swain 07810 435071
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