

# to let

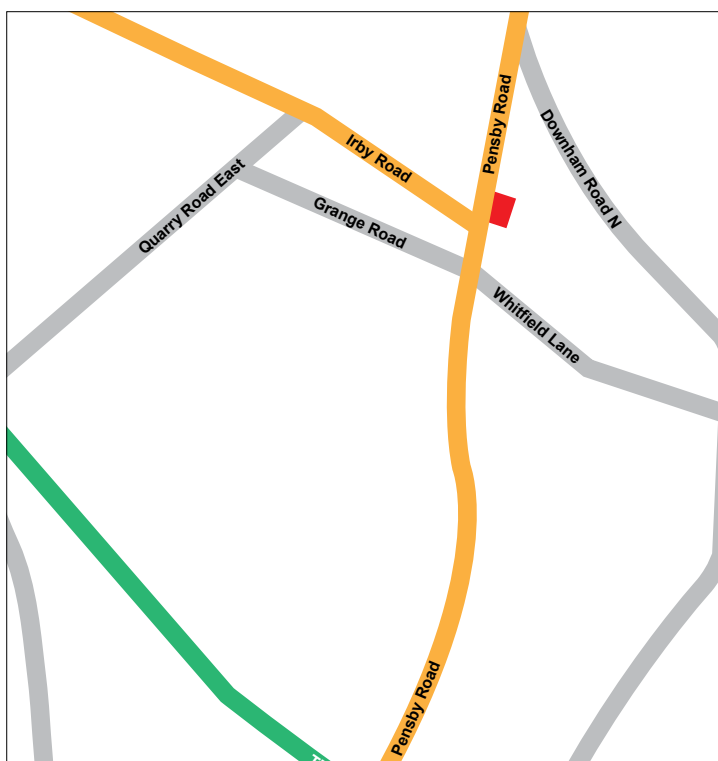
**206 Pensby Road**  
Heswall CH60 7RJ  
Shop/Offices  
1,213 sq ft (112 sq m)



- Busy Parade
- Opposite Sainsburys Local
- Shop with Offices Available Separately
- To be refurbished
- Competitive Rent
- New lease Available
- May Sell

For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 541 2200**



**RENT**  
£15,000 pa exclusive of

**RATEABLE VALUE**

£4,400

**RATES PAYABLE 18/19**

nil to qualifying occupiers

**For viewing and further information  
please contact Roy Backhouse:**

Roy Backhouse & Co, Egerton House, Tower Rd,  
Birkenhead, Wirral CH41 1FN

e: [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)  
tel: 07595 219766

**SUBJECT TO CONTRACT**



#### TENANCY DETAILS

The property is available on a new commercial lease.

#### EPC DETAILS

The property has an EPC Rating of Dxx

#### RATING DETAILS

The RV stated above should be confirmed with the Valuation Office and Local Council.

#### LEGAL COSTS

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

#### VAT

VAT may be charged on the rent and other items

#### FLOOR AREAS

The approximate gross internal floor area is as follows.

Ground Floor	590 sq ft	55 sq m
First Floor Office	456 sq ft	42 sq m
2nd Floor Office	167 sq ft	15 sq m
<b>Total</b>	<b>1,213 sq ft</b>	<b>112 sq m</b>

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

**roybackhouse&co**  
Commercial Property Consultants

**0151 541 2200**  
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