

# to let

**114 Teehey Lane**  
**Bebington CH63 8QT**  
**Suburban Shop Unit**  
**620 sq ft**

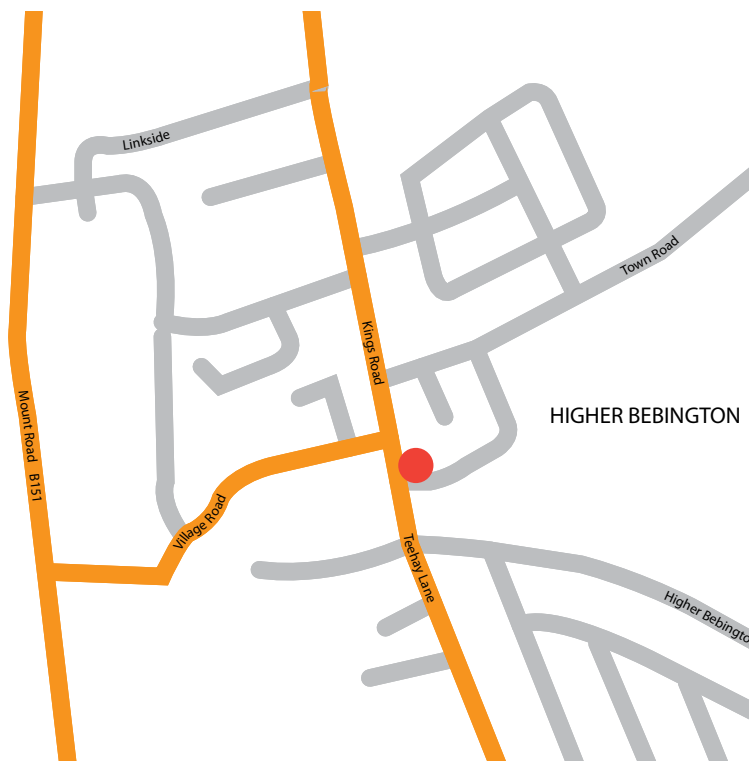


- New Shop Front
- Popular Location
- Lock Up Shop Unit
- Suitable for Many Uses
- Available Now
- Competitive Rent
- New lease available

**For further information  
or to arrange a viewing  
contact Roy Backhouse**

**0151 541 2200**

# 114 Teehey Lane **Bebington**



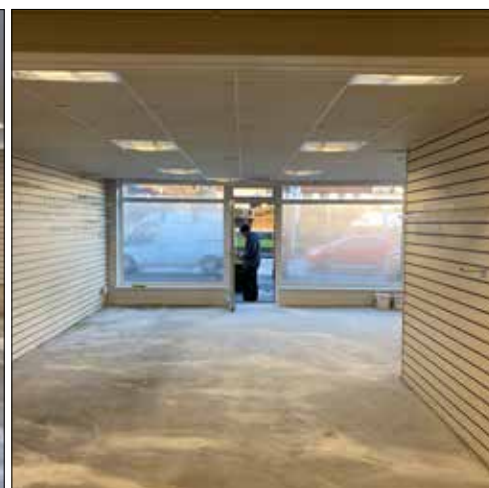
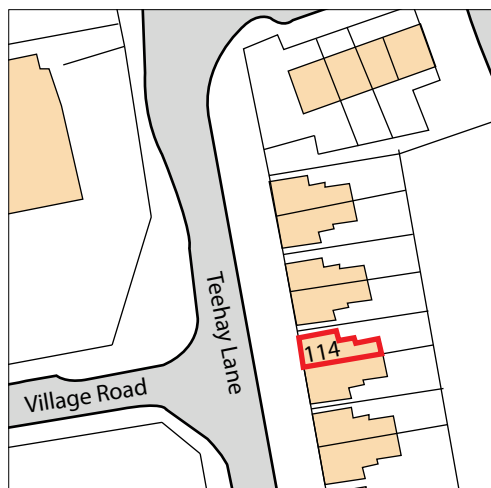
**RENT**  
£12,000 pa exclusive or

**RATEABLE VALUE**  
£7,400

**RATES PAYABLE 20/21**  
nil to qualifying occupiers

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

Roy Backhouse & Co  
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN  
roy@roybackhouse.co.uk  
**SUBJECT TO CONTRACT**



## LOCATION

The property is situated near the junction of Teehey Lane and Roland Avenue on a busy suburban shopping parade. Nearby users include a COOP Supermarket, Mediterranean Kitchen and a number of local stores such as convenience, opticians, cafes, delis etc

## DESCRIPTION

The property comprises a ground floor shop unit with a small storage area.

## TERMS

The shop is available on a new full repairing and insuring lease for a minimum of 5 years.

## FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Shop Unit	50 sq m	540 sq ft
Stores	7 sq m	75 sq ft
Net Internal Area	57 sq m	615 sq ft

## 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

VAT will not be payable on the rent.

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.

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Commercial Property Consultants

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

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114 Teehey Lane  
Ground Floor

