

to let

11 Church Road
Bebington CH63 7PG
Lock Up Shop 470 sq ft (45 sq m)



- Main Road Location
- Highly Visible
- New Business Welcome
- Cheap Rent
- Short Term or Long Lease
- No business rates to qualifying
- Rent Free Period

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

11 Church Road **Bebington**



RENT
£8,500 per annum

RATEABLE VALUE

£8,500

RATES PAYABLE 23/24

£NIL

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

**Roy Backhouse & Co, Egerton House, Tower Road
Birkenhead, CH41 1FN
e: roy@roybackhouse.co.uk**

SUBJECT TO CONTRACT



LOCATION

The subject premises are located in a prominent position fronting Church Road. Other nearby traders include Boots the Chemist, Londis, Karl Tatler, Ball & Gatehouse Opticians and Barnardo's. On the opposite side of the road is an access through to Bebington Civic Centre where there is a large free car park.

DESCRIPTION

The property comprises of a ground floor shop, kitchen, storage and WC facilities. Internally the premises are in need of some refurbishment with painted walls and ceilings throughout.

TENANCY

New 3 year lease.

FLOOR AREAS

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

Shop	38 sq m	396 sq ft
Ancillary	7 sq m	74 sq ft
Total Net Internal Area	45 sq m	470 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 may be payable on the rent.

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