

**124 New Chester Road**  
**Birkenhead**  
**CH41 9BN**

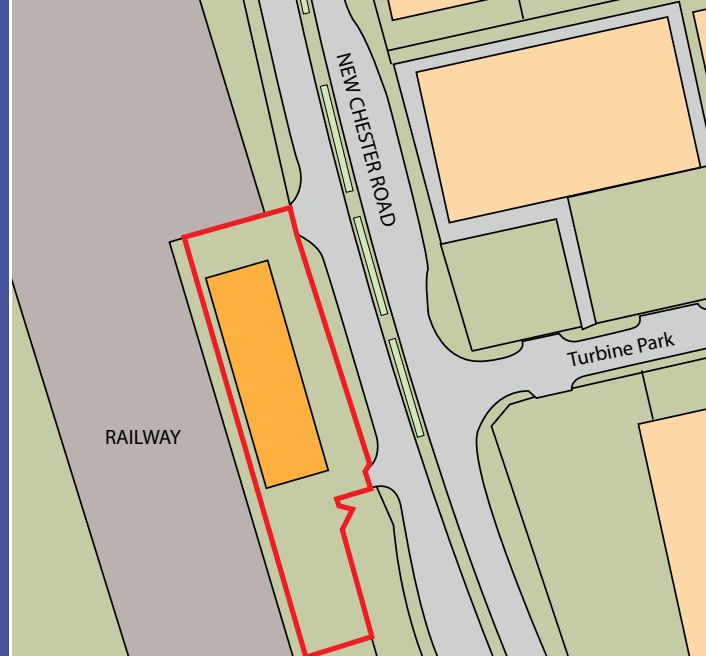


**To Let**  
**Trade Counter Unit**

**Very Prominent Roadside Position plus Large Yard**

**5,464 sq ft on 0.4 acres**





#### LOCATION

The premises are situated in a prominent position on New Chester Road just outside Birkenhead Town Centre in a busy commercial district with a mix of retail and trade counter operators nearby.

Rail: Nearest station ½ mile

Airports: 45 mins to Liverpool John Lennon or Manchester International

#### LEASE DETAILS

The property is available on a full repairing lease for a term to be agreed subject to 5 yearly rent reviews. Rent to be agreed.

#### EPC

D rating commercial EPC.

#### BUSINESS RATES

The property has a rateable value of £19,000

#### ASBESTOS REPORT

Available on application.

#### FURTHER INFORMATION

Contact Roy Backhouse

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MOBILE 07595 219766

**124 New Chester Road**  
**Birkenhead,**  
**Wirral CH41 9BN**



#### ACCOMMODATION

The approximate gross internal areas are as follows:-

Description	Size	Detail
Ground Floor Showroom	1,618 sq ft	Showroom plus extra offices
Ground Floor Warehouse	3,846 sq ft	7 Metre Eaves for racking

#### VAT

VAT is **NOT** payable on the rent as the property is not elected for VAT.

#### LEGAL COSTS

Each party to pay their own legal costs.

#### PROPERTY INFORMATION



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

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