

WEST KIRBY

10 BANKS ROAD
CH48 4LG

TO LET



Location

West Kirby is an affluent town on the Wirral located 10 miles to the east of Liverpool and 18 miles to the north of Chester. Approximately 40 minutes by direct train from Liverpool City Centre and benefits from excellent road and public transport connections.

The property is located in the heart of the town on the busy Banks Road with nearby occupiers including **Boots** and **Superdrug**.

Accommodation

The property is arranged on ground, first and second floors, providing the following approximate areas:

Ground Floor	1,916 sq ft	178 sq m
First Floor Ancillary	834 sq ft	77.5 sq m
Second Floor	742 sq ft	68.9 sq m

Lease

The property is available by way of a new full repairing and insuring lease.

Rent

£50,000 per annum exclusive.

EPC

C 52.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Rateable Value (April 2023) £38,500

Interested parties are advised to make their own enquires to Wirral Council on 0151 606 2002.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through
Llyr Emanuel of Emanuel Oliver
07795 348079
llyr@emanueloliver.com

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