



## TO LET

5 The Crescent, West Kirby, Wirral, CH48 4HL

- Located in the retail heart of West Kirby Town Centre.
- Close proximity to West Kirby Merseyrail Station, and Grange Road (A540).
- Ample public car parking nearby.

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## Location

The property is situated on the westerly side of The Crescent in West Kirby Town Centre.

The Crescent links with Grange Road (A540) and Banks Road (B5141) within the main retail area of the Town Centre.

The property benefits from excellent proximity to public transport links, with West Kirby Merseyrail Station situated close by, and many bus routes serving Grange Road and Banks Road. Both on street and public surface car parks are available in the immediate vicinity.

## The Property

The property forms part of a multi-storey building, and comprises a self-contained ground floor retail unit. The unit has a full height glass frontage to The Crescent, and comprises of an open plan retail area, with storage and amenity accommodation situated to the rear.

## Accommodation

We have measured the accommodation on a net internal floor area basis, and calculate the area extends to:-

328 sq. ft (30.47 sq. m)

## Tenure

The unit is available for a minimum lease length of 3 years, at an asking rental of £15,750 per annum exclusive.

## Rates

Rateable Value £9,500.

## EPC

The property has an energy rating of C.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

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