



TO LET

40 Fender Way,
Prenton, CH43 7ZJ

- Ground Floor Lock-Up Shop
- Car Parking Provision
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 59 sq.m (636 sq.ft)

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Location

The property forms part of a suburban retail shopping precinct fronting on to Fender Way within the Bidston area of Wirral. Birkenhead Town Centre is situated approximately 3 miles to the east. The immediate surrounding area is predominantly residential with Bidston Merseyrail train station, together with Junction 1 of the M53 motorway are located in close proximity to the north of the subject property beyond Fender Lane

The Property

The subject property comprises a single storey ground floor lockup unit within a local retail/commercial precinct which includes approximately four retail units such as Sayers Bakers and Post Office. Internally, the unit provides an open plan retail sales area with storage to the rear, along with WC and kitchen provision. Externally, the unit benefits from shutters providing additional security, and a large surfaced car parking area immediately in front of the shop units.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

59 sq.m (636 sq.ft)

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease, for a term to be agreed.

EPC

The premises has an Energy Performance Rating of D78. Further details available upon request.

Rent

£7,500 per annum, exclusive of service charge, building insurance, rates and all other outgoings.

Rates

We understand through internet enquiries that the property has a rateable value of £2,450.

Interested parties should make their own enquiry of the Wirral Council's Rating Department on 0151 606 2004 or www.voa.gov.uk/business rates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 /

Contact: Tom Pearson

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