

# WALLASEY

## 12 CORONATION BUILDINGS, WALLASEY ROAD, CH45 4NE

### PROMINENT TAKEAWAY UNIT TO LET

#### LOCATION

The unit occupies a prominent trading location with nearby multiple retailers including **Papa Johns, JD Wetherspoon, Oxfam, BetFred, KFC, Halifax, Yorkshire Bank, Wilko, Subway** and **Ladbrokes**.

#### ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Window frontage	14'9"	4.5 m
Internal width	15'10"	4.8 m
Shop depth	71'4"	21.7 m
Ground floor sales	1,130 sq ft	105 sq m
Ground floor store	101 sq ft	9.4 sq m

**NB** The property benefits from excellent rear servicing facilities with the benefit of a rear yard capable of accommodating two cars.

#### LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£10,000** (ten thousand pounds) per annum exclusive.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£14,250
UBR 2020/2021	49.9p
Rates Payable 2020/2021	£7,110.75

For verification purposes prospective tenants are advised to make their own enquiries with Wirral Council (0151 606 2002).



#### SERVICE CHARGE

We are advised by the managing agents that the unit attracts a service charge of **£ 505.92** plus VAT for the current financial year.

#### EPC

The property has a rating of **C68**. A certificate and recommendations are available upon request.

#### PHOTOGRAPHS/PLANS

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

#### VAT

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

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

STRICTLY by appointment through:-  
Hugh Ockleston of Ockleston Bailey

**Tel: 01244 403444**

**E-mail: hugh@ocklestonbailey.co.uk**

Or our joint agent:

John Barker or Hitchcock Wright

**Tel: 0151 227 3400**

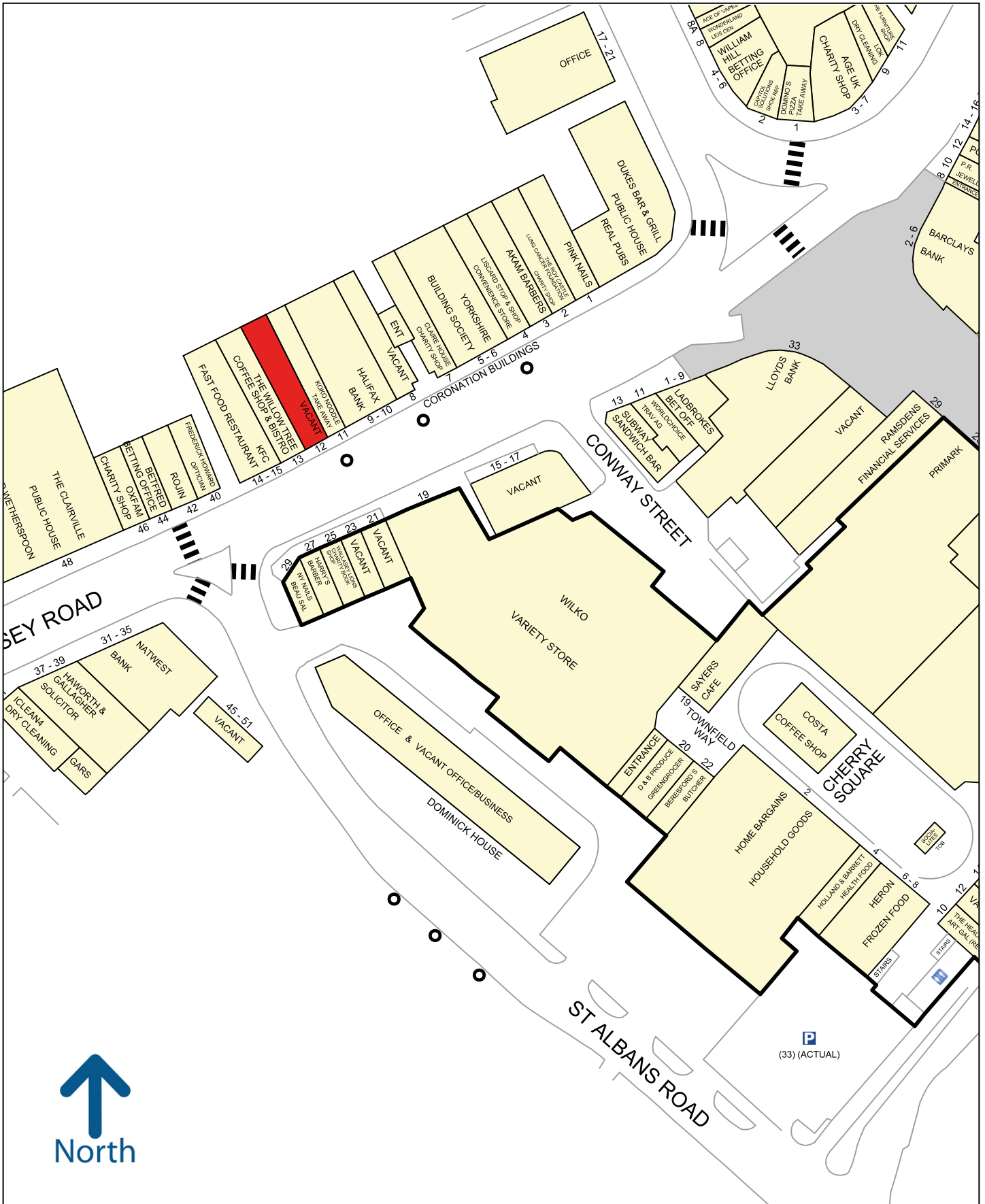
**Email: john@hwandp.co.uk**

#### SUBJECT TO CONTRACT

HWO/ld/180820

**Tel: 01244 403444**

Refuge House  
33/37 Watergate Row  
Chester  
CH1 2LE  
Fax: 01244 401345  
www.ocklestonbailey.co.uk



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retail leisure investment  
**01244 403444**  
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