

# WALLASEY

## UNIT 8 CORONATION BUILDINGS CH45 4NE

### PROMINENT SHOP UNIT TO LET

#### LOCATION

The property occupies a prominent trading location being adjacent to **Halifax**. Nearby multiple retailers include **Wetherspoons, Oxfam, BetFred, KFC, Claire House, Yorkshire Building Society** and **Wilko**.

#### ACCOMMODATION

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

Internal width (maximum)	16'4"	4.9 m
Shop depth	71'9"	21.9 m
Ground floor sales	1,074 sq ft	99.8 sq m
Ground floor store	169 sq ft	15.7 sq m

The property benefits from a rear yard providing excellent servicing facilities.

#### LEASE

The property is to be made available 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 Metropolitan Borough of Wirral (0151 606 2000).

#### SERVICE CHARGE

The unit has a service charge for the year end 31st December 2020 of **£310.43 p.a.** plus VAT.

#### EPC

The property has a rating of **D79**. 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 are liable to, VAT.

#### LEGAL COSTS

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

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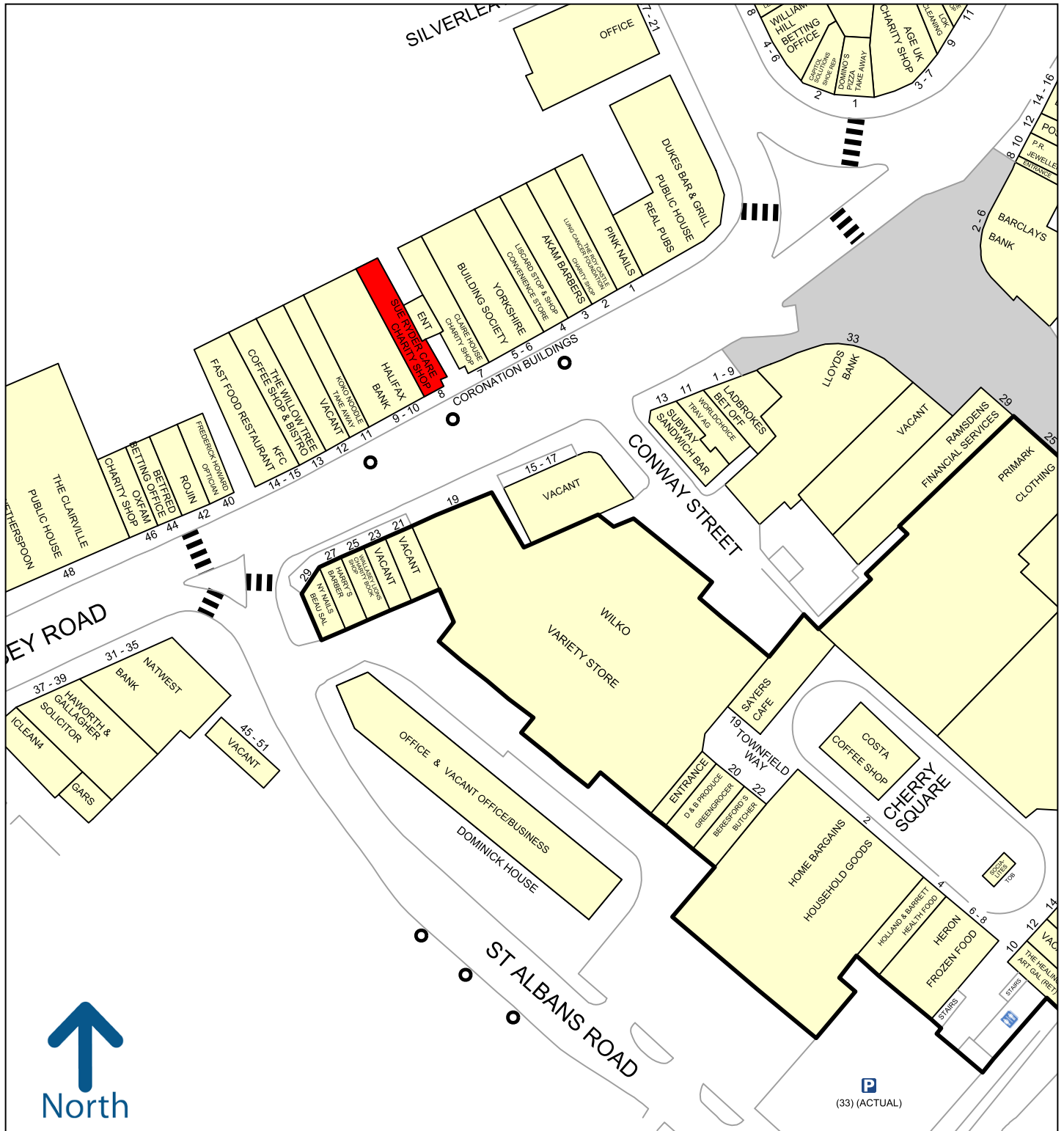
## VIEWING

By appointment through:-  
Hugh Ockleston of Ockleston Bailey  
Tel: 01244 403444  
E-mail: [hugh@ocklestonbailey.co.uk](mailto:hugh@ocklestonbailey.co.uk)

Or our joint agent:  
John Barker of Hitchcock Wright  
Tel: 0151 227 3400  
E-mail: [johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk)

## SUBJECT TO CONTRACT

HW0/ld/261020



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