



**RENT**  
**£6.00**  
(per sq ft)



**SERVICE CHARGE**  
**£0.75**  
(per sq ft)



**BUILDING INSURANCE**  
**£0.18**  
(per sq ft)



**EPC RATING**  
**D**



**Units 17, 19, 21 & 23 Woodside Business Park**  
**Shore Road, Birkenhead, CH41 1EP**

Café Premises | Leasehold | 800 Sq Ft (74.3 sq m)



**TO LET**





## Location

Woodside Business Park is located adjacent to Woodside Ferry terminal and within a 5-minute walk from Hamilton Square Station and a 10-minute walk from Twelve Quays campus making this café a well-known amenity for, commuters, nearby occupiers and local students.

The premises also benefit from a prominent elevation fronting Shore Road.



## Description

Located on Woodside Business Park and adjacent to Woodside Ferry Village, this popular café premises has been serving occupiers and the nearby community for over eight years.

The premises currently contain a commercial kitchen and fully furnished counter and seating areas. These elements may be available to purchase but separate agreement with the current owner.



## Amenities



Parking



Kitchen Facilities



Good Transport  
Links



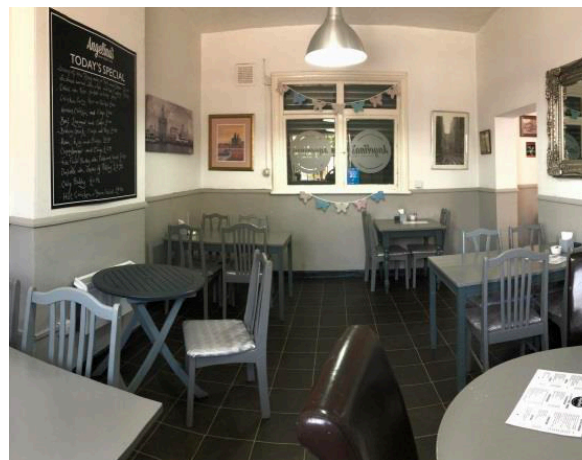
Secure



24/7 Access



Business Park Café







## Further information



### Lease Terms

The accommodation is available to let on terms to be agreed.

### Rent

£6.00 per sq ft.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

The EPC rating is Band D.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

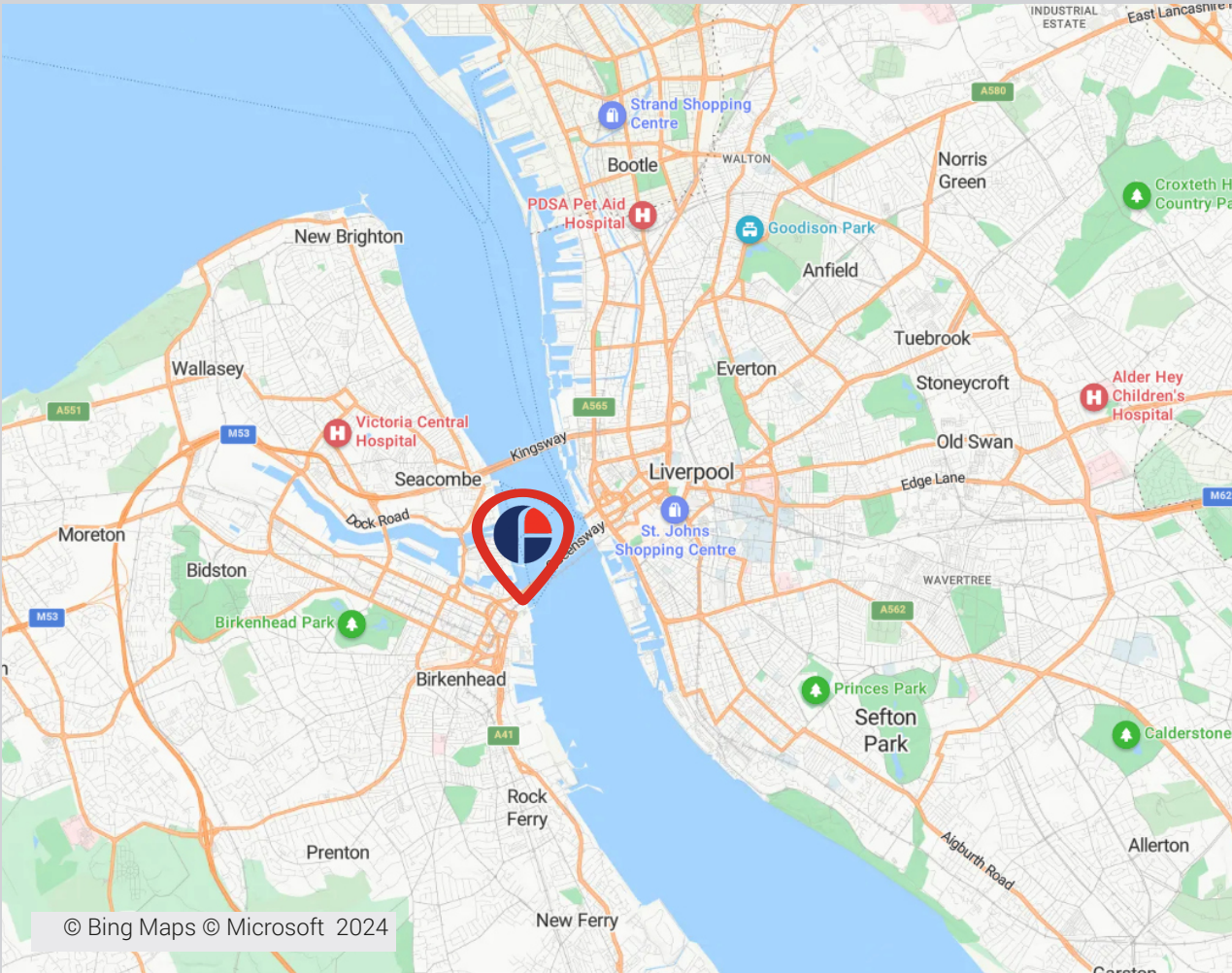
### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.





# Woodside Business Park Café, CH41 1EL



## Approximate Travel Distances



### Locations

- Birkenhead - 1.2 miles
- Liverpool - 3.3 miles
- Chester - 16.8 miles



### Nearest Station

- Hamilton Square - 0.2 miles



### Nearest Airport

- Liverpool John Lennon Airport - 11.5 miles



### Nearest Port

- Liverpool Docks - 4.2 miles



## Viewings



### Gabriel Davies



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### Sam Guest



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Particulars dated March 2024 Photographs dated September 2021