



JOHNSON FELLOWS

CHARTERED SURVEYORS

Pensby, 1st Floor Offices, 323/327 Pensby Road, CH61 9ND

Office Premises - Leasehold



LOCATION

The premises are located at first floor above the trading Tesco Express store on the B5138 Pensby Road, Heswall. Multiple retailers within the parade include **Tesco Express**, **Co-Op Pharmacy** and **The Post Office**.

DESCRIPTION

The premises comprise a first floor self contained office suite which is accessed from ground floor to the side of the trading Tesco Express.

The premises are currently finished to shell specification with suspended ceiling.

ACCOMMODATION

First Floor Office Area 92.80 sq m 1,000 sq ft

TENURE

The premises are available by way of a sub lease on terms to be agreed.

RENT

£6,000 per annum exclusive.

RATES

The occupier will be responsible for payment of business rates direct to the Local Authority. Interested parties are advised to check the Rateable Value and the rates payable with the Valuation Office Agency, www.voa.gov.uk

EPC RATING

C – 64

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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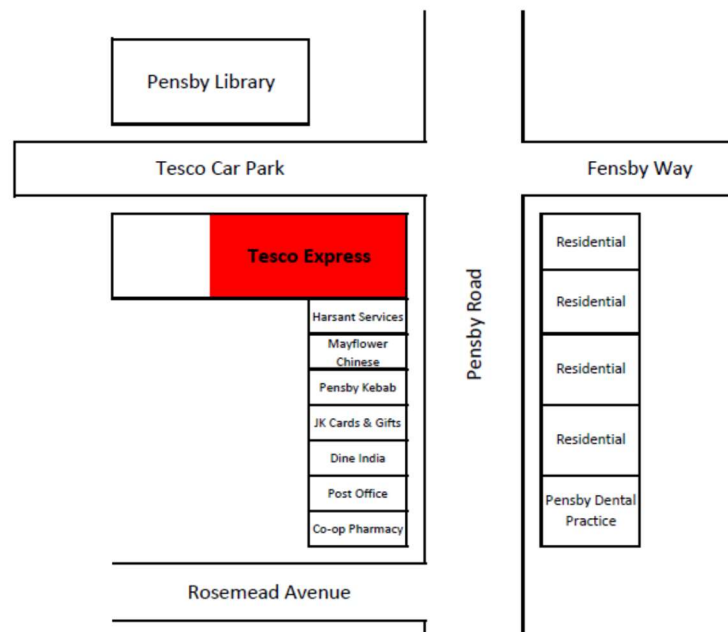
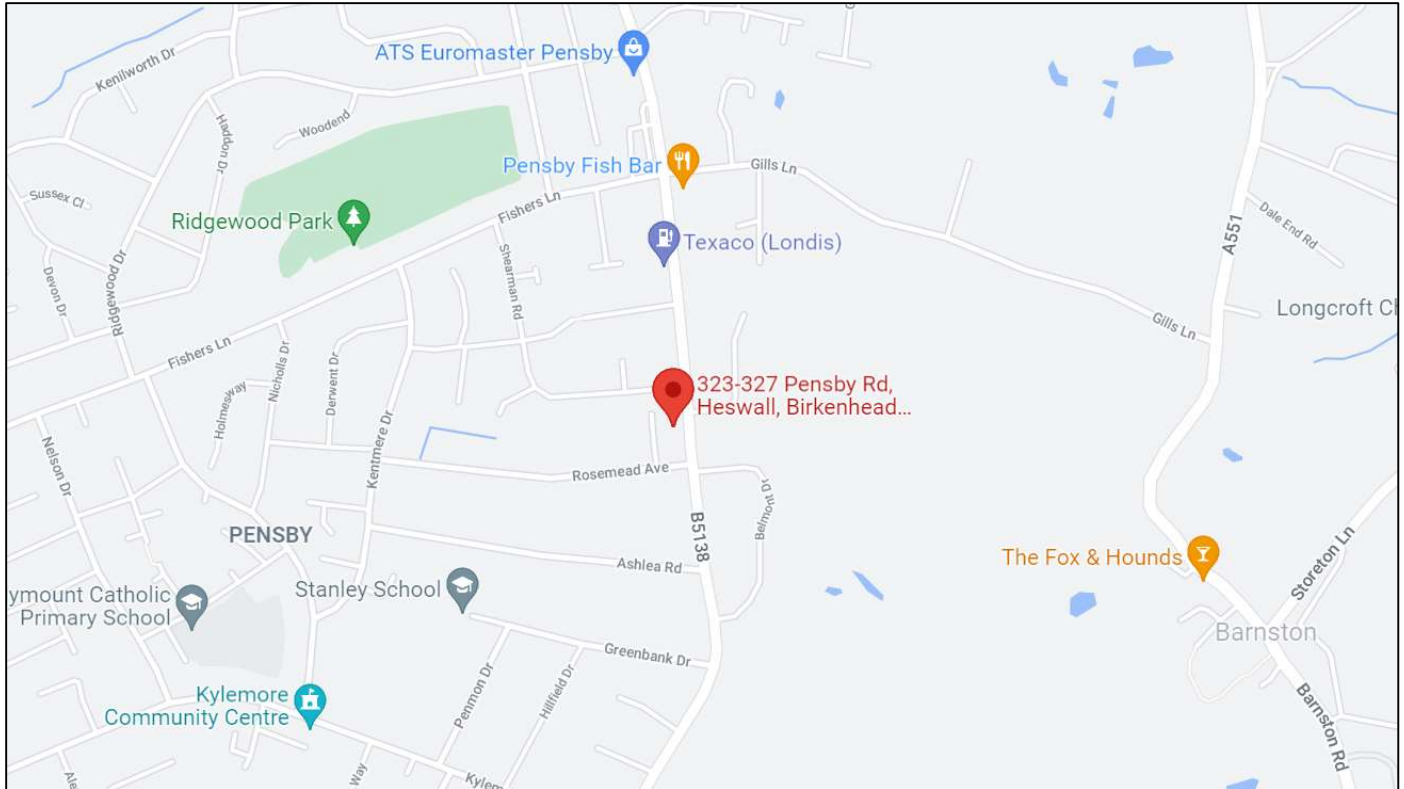


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