

TO LET/FOR SALE

236-238 Telegraph Road, Heswall, Wirral,
Merseyside CH60 0HA



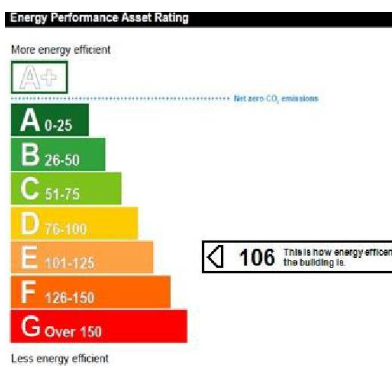
Description Area

- Prominent And Well Established Corner Location
- Total Approx NIA : 273.8 m² (2,948 sq ft)
- Benefitting From A1 (retail) A3 (Restaurant) A4 (Bar) Planning Permissions
- Potential High-Yield Investment Opportunity



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The premises is located in a central position on Telegraph Road, Heswall, an affluent town on the Wirral Peninsula across from the River Dee estuary. The property has excellent transport links and can be accessed via Chester High Road (A540) with connections to junctions 3 and 4 of the M53 via A551 and A5137. Heswall is a popular area providing high residential values and professional commuters. Liverpool City Centre is approximately 10.3 miles northeast of Heswall, which has a population of around 16,000. Heswall also sits 14.5 miles northwest of Chester City Centre. There are a number of national and regional occupiers within the immediate vicinity including Lloyds bank, WH Smiths, Pizza Express, Santander, Boots and Savers to name but a few.

DESCRIPTION

The property provides a prominent corner, period three storey building at the junction of Telegraph Road and Pensby Road with substantial frontage and scope to create self-contained accommodation on the upper parts for offices or residential. The premises was last occupied as a former bank premises, and benefits from rear yard areas ideally suited for potential restaurant/bar as external seating, subject to obtaining the necessary planning consents.

ACCOMMODATION

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

	M ²	SQ FT
Ground Floor NIA	161 m ²	1,735 sq ft
First Floor NIA	78 m ²	842 sq ft
Second Floor NIA	34.8 m ²	375 sq ft
Total Floor Area	273.8 m ²	2,948 sq ft

EPC

The premises has an EPC rating of E106. A full copy of the EPC can be provided upon request.

RATEABLE VALUE

Interested parties should make their own enquiry of Wirral Council's Rating Department on 0151 606 2002 or www.voa.gov.uk/business rates.

PLANNING

Benefitting from A1 (Retail), A3 (Cafe/Restaurant), and A4 (Bar) planning permissions.

TENURE

The premises are available to let with a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

Ground Floor: £40,000 per annum
Upper Floors: £15,000 per annum
May let separately

Alternatively

PRICE

Our client will sell the freehold interest, seeking offers in the region of £575,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the agents:

JO Real Estate Ltd

0151 319 2424 / 07702 131 701

Contact : Jonathan Owen

Emanuel Oliver

0151 236 6700

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

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