

To Let

By Way of Assignment

112 Victoria Road
New Brighton
Wallasey
CH45 2JH



Description

New Brighton is a seaside resort forming part of the town Wallasey located in the north east of Wirral, approximately 3 miles North of Birkenhead. The town is within close proximity of the M53 motorway as well as Kingsway and Queensway tunnels, linking the town with Liverpool.

The property is situated in a parade of primarily small local shops on Victoria Road along with national retailers such as Bargain Booze, Ladbroke's and Co-op convenience store.

The property comprises a ground floor retail unit within a four storey mid-terrace property of brick construction.

Accommodation

The premises are arranged over ground floor, providing the following approximate net internal floor areas:

Ground Floor Sales	77.15m ²	830ft ²
Ground Floor Store	66.33m ²	714ft ²
Total	143.48m²	1,544ft²

Terms

The property is available by way of an assignment of the existing lease which expires 9th June 2025.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £6,300

UBR (2016/2017): £0.497

Interested parties should make their own enquiries with the Local Authority to verify this information.

Rent

£16,000

Legal Costs

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

EPC

The property is assessed as 'Band D' (91).

VAT

VAT, if applicable, will be charged at the standard rate.

For further information please contact:

Joel Lawson

0151 471 6 735

Joel.lawson@gva.co.uk

Jennifer Mallon

0151 471 6714

Jennifer.mallon@gva.co.uk

Property ref

gva.co.uk/8986

08449 02 03 04

GVA

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

GVA is the trading name of GVA Grimley Limited. ©2017 GVA

09Month 2017

File number:

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.