

RETAIL

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CARTER TOWLER
CHARTERED SURVEYORS

TO LET

FORMER FUNERAL PREMISES

720 sq ft (66.88 sq m)



- Prominent corner location
- Sub lease available
- Residential area

**100 LAIRD STREET
BIRKENHEAD
MERSEYSIDE
CH41 8EN**

100 Laird Street, Birkenhead, Merseyside CH41 8EN

LOCATION

The subject premises are prominently located on Laird Street close to the centre of Birkenhead. Nearby occupiers include McColls and Premier convenience stores.

DESCRIPTION

The unit forms part of a two storey property and comprises a small ground floor corner retail. Internally the shop has a number of small rooms with additional staff area and w/c. To the rear of the unit is a storage and loading area.

On street parking is available to the front of the property.

ACCOMMODATION

The unit has an approximate net internal floor area of 720 sq ft (66.88 sq m).

RATING

The property is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
Shop and Premises+	£5,200
UBR 2018/2019	£0.48

Due to transitional relief provisions with effect from 1 April 2018 this unit will qualify for 100% rate relief (subject to the business only occupying a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions.

ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Performance Asset rating of D. Further information is available.

PLANNING

The unit currently benefits from A1 use.

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TERMS

The property is available by way of a new effectively full repairing and insuring sub lease for a remainder of the term being up to 26.1.2022. The passing rent is **£4,700 per annum exclusive** of rates, utilities, insurance, service charge and any other outgoings.

VAT

The property is not elected for VAT.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents:-

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(REF: PB.CM.19032)

Details prepared February 2019



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 Licence number 100022432. Plotted Scale - 1:1250