SHOP FOR SALE

108 Banks Road
West Kirby, Wirral
CH48 0RE

LOCATION

The premises occupy a prominent corner location in the centre of this busy coastal town on the main retailing street of Banks Road. Retailers in the immediate vicinity include a number of specialist and quality retailers together with multiples such as One Stop Store and Bargain Booze. There is good on street parking immediately to the side and on Banks Road within a very short walking distance.

DESCRIPTION

The shop is arranged on ground and first floor level, is well fitted out, with both floors offering trading space. The shop also has the benefit of a rear yard with vehicular access for parking or loading purposes. The approximate dimensions and areas are as follows;-

Internal width	4.62m	15/2
Shop depth	14.25m	46/9
Ground floor area	63.66 m^2	685 sq ft
First Floor area	59.01 m^2	635 sq ft
Plus WC		

TERMS

The premises are available on a freehold basis with vacant possession for £325,000.

SUBJECT TO CONTRACT

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

RATES

It is understood from the local rating authority that the premises are assessed as follows;

Rateable Value	£9,400.00
Rates Payable (2011-12)	£4,070.20

NB Small business rates relief may be available.

LEGAL COSTS

Each party will be responsible for their own legal costs in the event of a freehold sale resulting.

VIEWING / INSPECTION

Strictly by appointment with the sole retained joint agents

Bolton Birch. c/o Richard Bolton
Tel : 01244 311681
Fax : 01244 344090
Email : richard@boltonbirch.com
Website www.boltonbirch.com

Details Dated : 4/1/2012
Ref: RWB / wk108

Bolton Birch
www.boltonbirch.com
01244 311681