

# 4B CHURCH ROAD BEBINGTON, CH63 7PH



## TO LET

- New retail shop to let
- Ground floor sales 59.36 sq m (639 sq ft)
- First floor store 22.11 sq m (238 sq ft)
- Rental - £13,000 pax

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

**T** 01745 330077

**W** [www.bacommercial.com](http://www.bacommercial.com)

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## LOCATION

The shop is located in the centre of the Bebington shopping parade on Church Road. This location is the arterial route connecting Bebington with the A41 and M53 motorway providing transport links to Liverpool and Chester/North Wales. Other occupiers close by include Jones Chapman, Barnados and a new Co-Op from spring 2020.

The property can be more readily identified from the attached plan.

## DESCRIPTION

The property comprises a two storey lock-up shop with ground floor sales, first floor store and male & female w/c's.

## ACCOMMODATION/AREAS

The property has the following approximate areas:-

Ground floor sales	59.36 sq m	(639 sq ft)
First floor store	22.11 sq m	(238 sq ft)
<b>Total</b>	<b>81.47 sq m</b>	<b>(877 sq ft)</b>

## TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENTAL

£13,000 pax

## RATES

Verbal enquiries of the local Authority indicate the property has a Rateable Value of £10,750.

## EPC

The EPC has been commissioned and is available on request.

## VAT

All prices quoted are liable to Value Added Tax.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the joint agents  
BA Commercial, Chester office: 01244 351212.  
Ref: DTFW 08/19

Email: [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)  
Mobile: 07701 049826

Mason & Partners, 0151 2271068

**SUBJECT TO CONTRACT**

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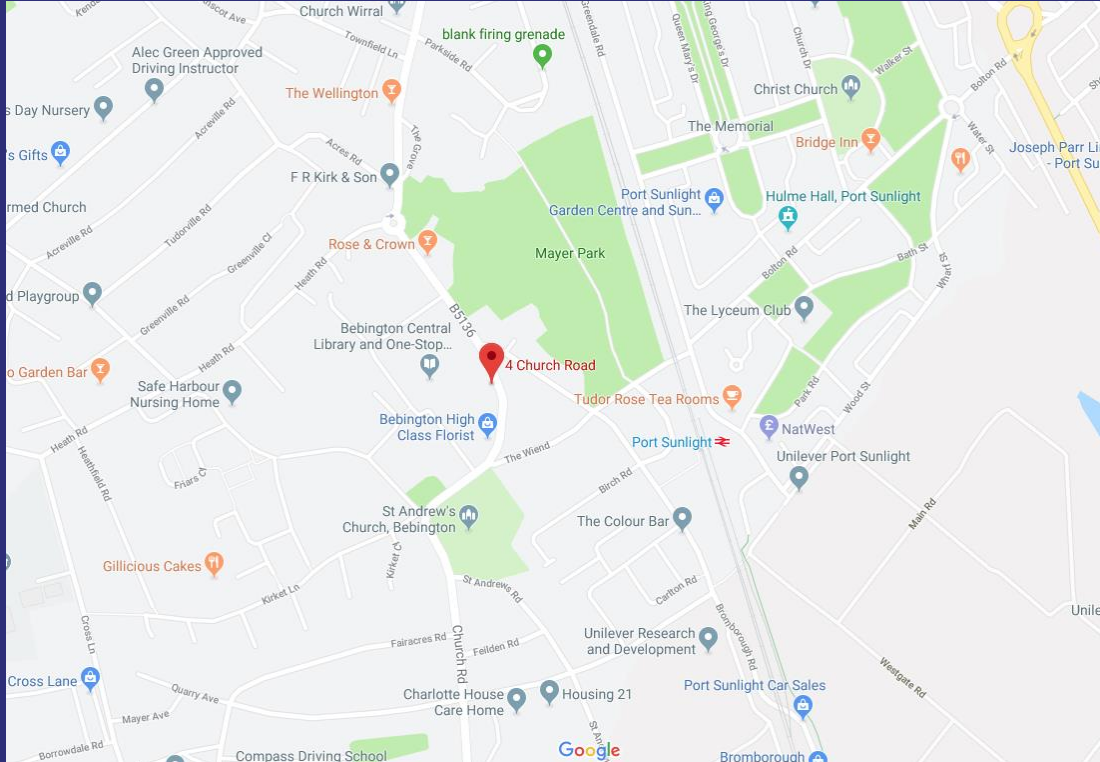
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