CHURCH ROAD BEBINGTON

WIRRAL, MERSEYSIDE, CH63 7PH

100% RATES RELIEF AVAILABLE*

TOTAL DEVELOPMENT 18,327 SQ.FT (1,073 SQ.M)

- Located in busy market town
- High footfall and passing traffic location

Tenants include: jones & chapman Barnardos EVERY CHILDHOOD LASTS A LIFETIME

Owned and Managed by

LCP

01384 400123

www.lcpproperties.co.uk

A VIBRANT NEIGHBOURHOOD SHOPPING PARADE

Prime location on Church Road in Bebington, this attractive neighbourhood retail parade provides retail at ground level with complimentary retailers in adjoining units.

Residential flats are located above, accessed from a central entrance foyer at ground floor to the front elevation.

SERVICE YARD AND LARGE CAR PARK TO REAR

PROPOSAL TO CREATE 3 NEW RETAIL UNITS

View all available units at
www.lcpproperties.co.uk/bebington

RETAIL BUSINESS OPPORTUNITIES

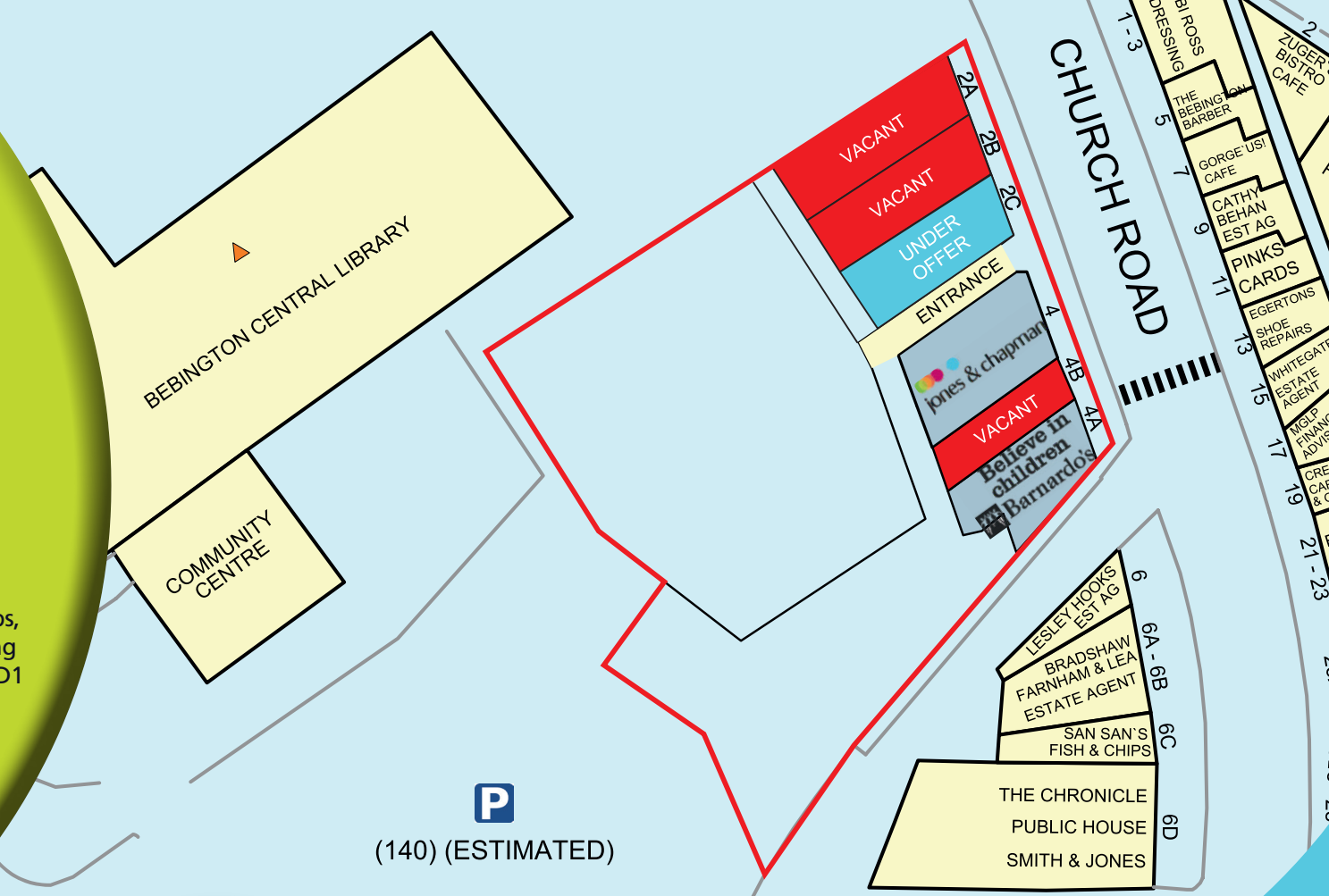
DESCRIPTION

Prominent retail units with service yard to rear.
Other tenants include Barnado's and Jones & Chapman.

POSSIBLE USES

A variety of uses can be accommodated including, A1 Shops, A2 Financial/Professional, A3 Restaurants/Cafes, A4 Drinking Establishments, A5 Takeaways. It might be possible to get D1 Non-Residential Institutions, D2 Assembly & Leisure and B1 Business.

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



PROPOSAL TO CREATE 3 NEW RETAIL UNITS

UNITS AVAILABLE

UNIT 2 A/B/C	sq.ft	sq.m	Rental pax
Ground Floor (Unit A)	1,680	156	£22,250
Ground Floor (Unit B)	1,600	148	£22,250
Ground Floor (Unit C)	1,550	144	£22,250

UNIT 4B	sq.ft	sq.m	Rental pax
Ground Floor	639	59.36	
First Floor	238	22.11	
Total	877	81.47	£13,500

(currently with Sui Genrus and A2 Planning)

PRIME RETAIL LOCATION

LOCATION - CH63 7PH

Bebington is a small town and electoral ward within the Metropolitan Borough of Wirral, in Merseyside, England. Historically part of Cheshire, it lies 5 miles (8 km) south of Liverpool, close to the River Mersey on the eastern side of the Wirral Peninsula. Nearby towns include Birkenhead and Wallasey to the north-northwest, and Heswall to the west-southwest. Bebington railway station opened in 1838 and is situated on the Wirral Line of the Merseyrail network.

SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

The incoming tenant may benefit from rates relief of 100%. Interested parties are advised to confirm their liability with the Local Authority.

VIEWING

Strictly via prior appointment with the appointed agent:

PARKING AND LARGE SERVICE YARD TO THE REAR

*Potential occupiers to make own enquiries to clarify accuracy of data

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27720 MAY 2020

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