

# HOT FOOD TAKEAWAY PREMISES

TO LET - 63 Badger Bait, Little Neston, Wirral, CH64 4BU

**Mason  
Partners**



## Location

Little Neston is an affluent residential area to the south of Neston which is a popular Wirral town on the Dee Estuary. The premises are situated within the Town Lane local shopping area, where businesses include The Royal Oak Pub, The Village Chef Takeaway, Village Deli, Bargain Booze, Hairdressers/Beauticians and a local MOT Station.

## Description/Accommodation

The property was constructed in the 1980's as a Bookmaker and was most recently occupied by Ladbrokes. The premises are arranged over ground floor only and comprise a retail unit/showroom, ancillary accommodation, W.C. and a small external yard/bin store. The premises benefit from an extensive glazed frontage and an attractive aspect of the property are the views across the Dee Estuary to North Wales.

Ground Floor NIA      79.15 sq m      (852 sq ft)

## Lease Terms

The property is available on a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

## Rent

The quoting rent is £14,950 per annum exclusive. Our clients would also consider a sale of the property with offers in region of £175,000.

## Planning

The property's existing planning consent is for use as a Bookmaker, but the premises would suit a variety of uses under Class E, subject to a formal change of use.

An application for Hot Food Takeaway was recently granted on appeal.

## VAT

The property is not registered for VAT.

## Business Rates

Rateable Value (RV)	£5,400.00
Rates Payable	£2,694.60

As the RV is below £12,000 we would expect 100% Small Business Rates Relief to apply and no Business Rate to be payable.

## Legal Costs

Each party is to bear their own costs in respect of all legal documentation produced in any transaction.

## EPC

The Energy Performance Rating for this property is C63.

## Viewing

Tom Gibson      0151 225 0130      [tomgibson@masonpartners.com](mailto:tomgibson@masonpartners.com)  
Sam Knibb      0151 225 0116      [samknibb@masonpartners.com](mailto:samknibb@masonpartners.com)

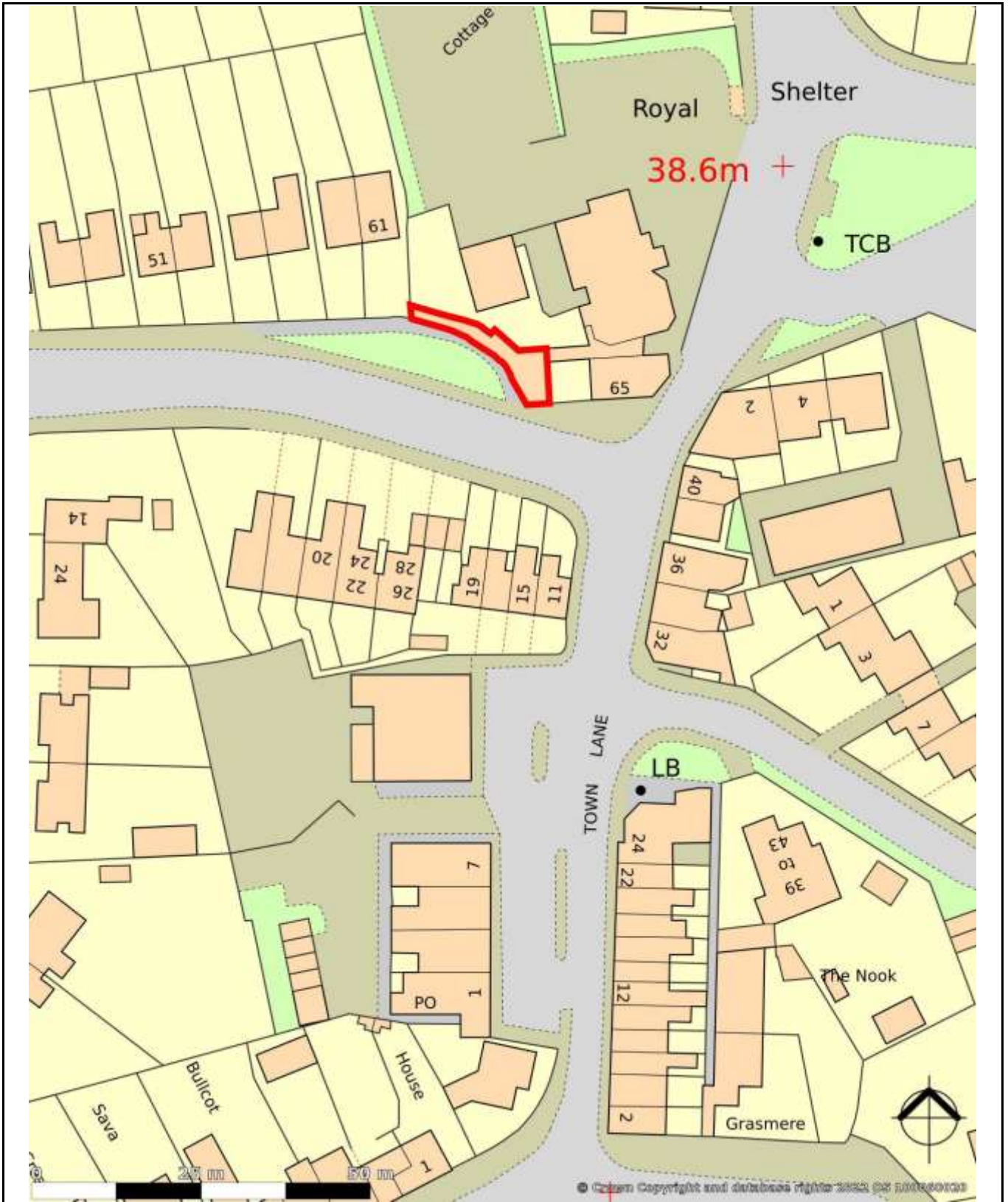
**0151 227 1008**

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