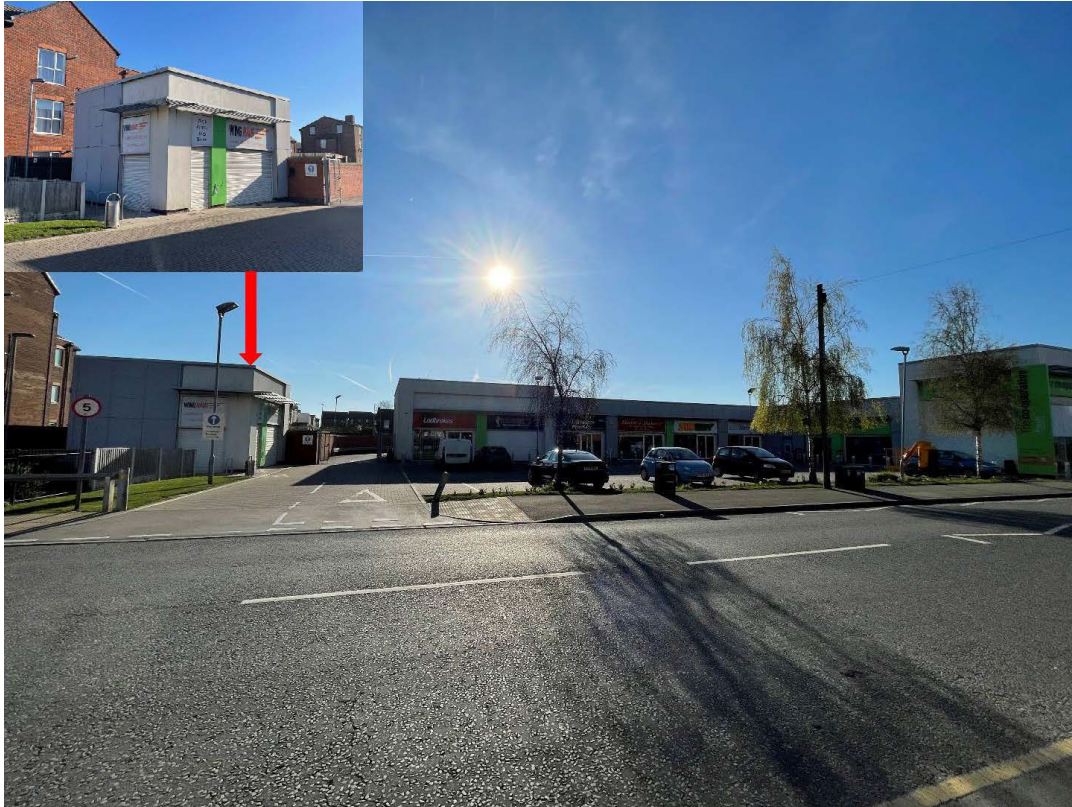


# HOT FOOD TAKEAWAY PREMISES

TO LET – UNIT 8 TRANMERE COURT, BIRKENHEAD CH42 5LE

Mason  
Partners



## Location

The subject property is located off Church Road, B5148 approximately one mile south of Birkenhead Town Centre in the popular and densely residential suburb of Tranmere. The subject property is prominently located close to St Catherine's Health Centre and Mersey Park and is easily accessible to all local amenities.

## Description/Accommodation

The subject premises comprise a standalone retail unit within a popular and busy Local Centre called Tranmere Court. Tranmere Court is anchored by a Co-op Supermarket arranged around an L shape terrace with parking for approximately 24 parking spaces. Other occupiers within this development include Ladbrokes, Tranmere Pharmacy, Barnados and Subway.

## Accommodation

The premises has the following approximate net internal areas:

Ground Floor NIA      46.45 sq m      (500 sq ft)

## Lease Terms

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

## Rent

The quoting rent is £15,000 per annum exclusive

## Service Charge

The current service charge is £1,732 per annum.

## Planning

The property's existing planning consent is for use as a hot food takeaway.

## VAT

The property is registered for VAT.

## Business Rates

Rateable Value (RV)	£11,000
Rates Payable	£5,498

As the RV is below £12,000 we would expect 100% Small Business Rates Relief to apply and so no Business Rate to be payable. Interested parties should make their own enquiries with the Local Rating Authority

## 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 B41  
<https://find-energy-certificate.service.gov.uk/energy-certificate/4528-9491-2597-6187-1573>

## Viewing

Lee Quinn      0151 225 0117      [leequinn@masonpartners.com](mailto:leequinn@masonpartners.com)

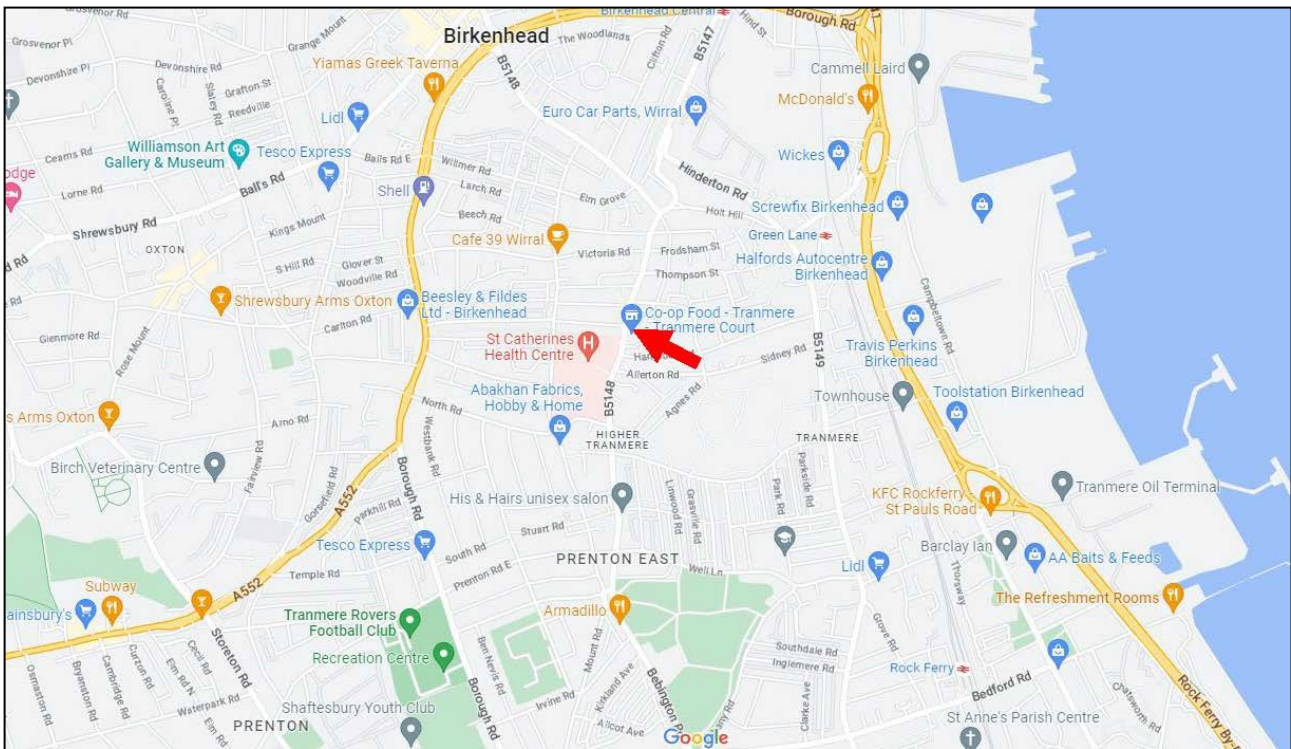
0151 227 1008

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