

# CHURCH ROAD ROAD BEBINGTON

WIRRAL, MERSEYSIDE, CH63 7PH



**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



**Londis**

Owned and Managed by

**LCP**

01384 405631  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

# PRIME RETAIL LOCATION

## DESCRIPTION

Prominent retail units with access to the rear. Other tenants include Barnado's, Gaming Shop, Londis and Jones & Chapman.

## 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 is situated on the Wirral Line of the Merseyrail network.



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

## 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

An occupier may receive up to 66% relief until 31 March 2022 but this is subject to a statutory cap. Interested parties are advised to make their own enquiries with the local council to verify this information.

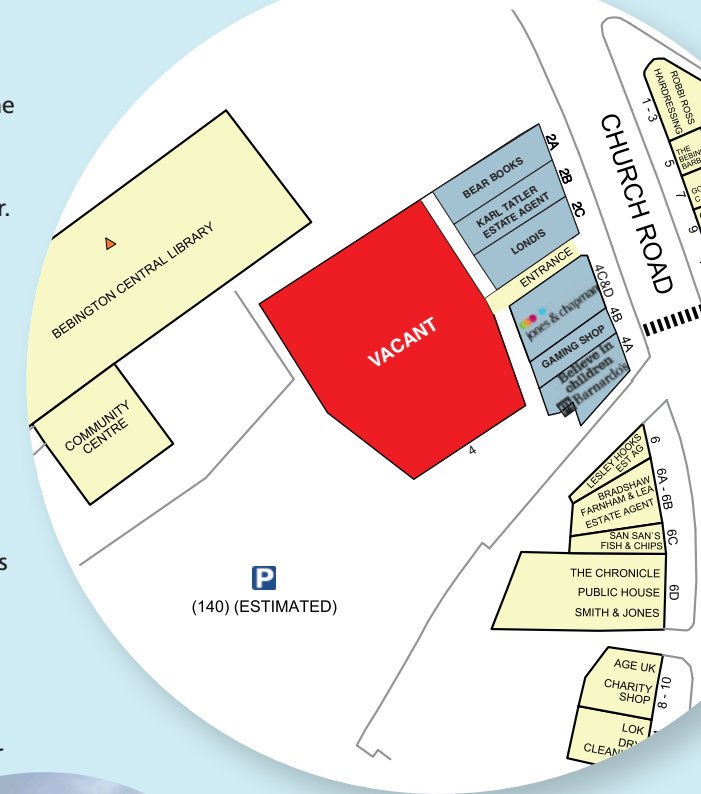
## POSSIBLE USES

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## UNIT AVAILABLE



UNIT 4	sq.ft	sq.m	Rental pax
<b>Ground Floor</b>	<b>7,125</b>	<b>661.9</b>	<b>POA</b>



## VIEWING

Strictly via prior appointment with the appointed agent:

**Mason Partners**

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MASONPARTNERS.COM

Jon Swain T: 0151 225 0118  
E: jonswain@masonpartners.com

Lee Quinn T: 0151 225 117  
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