



## 206 Telegraph Road and Units 1 & 2 Heswall Bus Station, Heswall, Wirral, CH60 0AL

- Retail investment opportunity in popular location
- Providing three single storey retail units
- Multi occupied as a memorials and grave care specialist, nail salon and cafe
- Producing a current rental income of £36,750 per annum

# 206 Telegraph Road

## Heswall

### LOCATION

The property is located in the affluent commuter town of Heswall, which lies on the western side of the Wirral approximately 10 miles northwest of Chester and 10 miles south of Liverpool city centre.

206 Telegraph Road occupies a corner position at the end of a row of shops fronting directly onto Telegraph Road (A540). The building immediately adjoins Heswall Bus Station to the eastern side. Unit 2 Heswall Bus Station forms part of the same building, but is set back from the road with its main frontage directly onto the bus station.

Unit 1 Heswall Bus Station is a separate building located to the rear of 206 Telegraph Road and fronting directly onto the bus station, with pedestrian access only from Telegraph Road and Pye Road. Whilst there is no rear access to Unit 1, vehicular access is afforded to the rear of the building via Pye Road.

### DESCRIPTION

The property comprises an irregular shaped site incorporating two detached single storey commercial buildings providing three self-contained retail units, complemented by a small car parking area between the two buildings providing 4 car parking spaces.

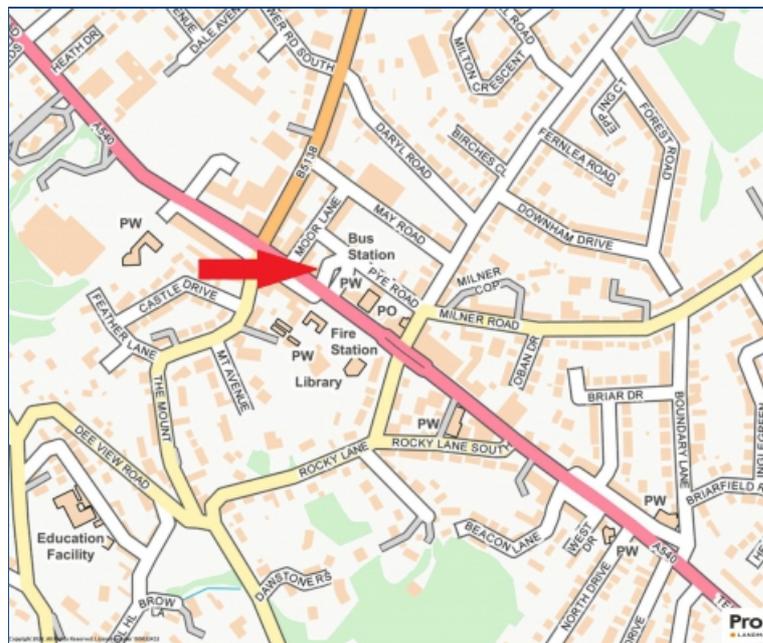
The main building comprises two adjoining units known as 206 Telegraph Road and Unit 2 Heswall Bus Station, which are utilised as a memorials and grave care specialist and a nail salon respectively. 206 Telegraph Road benefits from a double display shop frontage onto Telegraph Road and has accommodation of office/showroom and reception area to the front, with office/print room, kitchen and WC facilities to the rear.

Unit 2 Heswall Bus Station has a small elevation fronting onto Telegraph Road, but the main entrance is located to the side of the building fronting onto the bus station. The accommodation consists of an open plan treatment area with reception to the front and a small office and WC facilities to the rear.

Unit 1 Heswall Bus Station is a separate building, which is utilised as a cafe and can only be accessed on foot. It provides a seating area with approximately 26 covers and a service counter to the front, together with customer WC facilities and a cloakroom to the rear and a kitchen/preparation area.

### PLANNING

We understand the property falls within Class E use under the Town & Country Planning (Use Classes) Order 1987 (as amended).



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### ACCOMMODATION

206 Telegraph Road	Memorials	376 sq ft	35 sq m
Unit 2 Heswall Bus Station	Nail Salon	479 sq ft	45 sq m
Unit 1 Heswall Bus Station	Cafe	389 sq ft	36 sq m
<b>Total Net Internal Area</b>		<b>1,244 sq ft</b>	<b>116 sq m</b>

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested or checked these services.

### TENURE

The property is available to purchase freehold subject to the occupational leases (as detailed in the Tenancy Schedule). It is intended that the property will be sold as a TOGC.

### PRICE

Price upon application.

In accordance with current Anti Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### SERVICE CHARGE

We understand a service charge and insurance rent is payable to the landlord in addition to the basic rent. Further details upon request.

### LOCAL AUTHORITY

Wirral Council, PO Box 20, Wallasey, CH27 9FQ - Tel: 0151 606 2000

### VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk) Ref: JAGD/3773LA



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 2022112

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)

## TENANCY SCHEDULE

Demise	Tenant	Passing Rent	Lease Details
206 Telegraph Road	Simon John Broadbent trading as SJB Memorials & Grave Care	£15,000 per annum	* Lease dated 23 Feb 2021 * 5 years from 23 Feb 2021 * Expiry 22 Feb 2026 * Tenant option to break 23 Aug 2023
Unit 2 Heswall Bus Station	Oanh Lam trading as Hollywood Nails	£10,000 per annum	* Lease dated 30 Nov 2018 * 10 years from 30 Nov 2018 * Expiring 29 Nov 2028 * Rent review 30 Nov 2026 * Schedule of Condition
Unit 1 Heswall Bus Station	Gillian Breen trading as Gills Cafe	£11,750 per annum	* Lease dated 3 Jan 2012 * 10 years from 25 Dec 2011 * Expiry 25 Dec 2021 * Rent varied from £12,500 pa by side letter
<b>Total Rental Income</b>		<b>£36,750 per annum</b>	

## RATEABLE VALUE AND ENERGY PERFORMANCE CERTIFICATE

Please see the table below for the Rateable Values of the property in the 2017 Rating List and also current Energy Ratings.

Demise	Rateable Value	EPC
206 Telegraph Road	£8,800	D(90)
Unit 2 Heswall Bus Station	To be confirmed	D(89)
Unit 1 Heswall Bus Station	To be confirmed	D(90)