



78-80 Telegraph Road, Heswall, Wirral Merseyside, CH60 0AQ

- Attractive retail/office investment opportunity in popular location
- Two-storey end of terrace commercial building within a parade of shops
- Providing quality ground floor offices and first floor beauty & hair salon
- Producing a current rental income of £21,250 per annum

78-80 Telegraph Road

Heswall, Wirral

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. The M53 motorway (Junction 4) is approximately 3 miles to the west.

The property itself forms part of a parade of shops fronting onto Telegraph Road (A540) - the main route through Heswall linking West Kirby to the north and Chester to the south. The property is accessed via Boundary Lane with a rear access via Briar Drive. Adjoining occupiers include Wylde Coffee and Jackson Lees.

DESCRIPTION

The property comprises a two-storey end of terrace commercial building, which forms part of a terrace of 6 shops. It provides self-contained office/retail accommodation on each floor.

The ground floor unit benefits from a double display shop frontage onto Boundary Lane/Telegraph Road, with a central recessed entrance door and a reverse frontage onto Briar Lane. There is a small enclosed yard to the rear with gated access. The accommodation is utilised as an Estate Agents and comprises an open plan office to the front, including reception area, with ancillary room to the rear, small store, WC and kitchenette.

The first floor unit is well presented as a beauty salon and hairdressers, which benefits from an independent access to the side of the building, off Briar Lane. The accommodation consists of a reception area with main treatment room and nail bar to the front, together with a number of partitioned treatment rooms, hairdressing salon, storage room, kitchen and staff and customer WC facilities.

There is a shared pedestrian access and bin store immediately to the rear of the building with rights of way in place.

Immediately to the front of the building is a marked parking bay area, which serves the parade of shops as a whole.

ACCOMMODATION

Ground Floor	Estate Agents	834 sq ft	78 sq m
First Floor	Beauty & Hair Salon	883 sq ft	82 sq m
Total Net Internal Area		1,717 sq ft	160 sq m



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.



SERVICES

We understand that all mains services are available or connected to the property, including gas central heating and some air conditioning. It should be noted that we have not checked or tested these services.

PLANNING

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

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

Offers over £255,000 are invited for the freehold interest.

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

Ref: JAGD/3772LA



Printcode: 2022112

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.

ANDREW DIXON
& COMPANY

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

TENANCY SCHEDULE

Demise	Tenant	Passing Rent	Lease Details
78 Telegraph Road	Northwood (Wirral) Ltd	£14,250 per annum	* Lease dated 3 Jan 2017 * 5 years from 30 Nov 2016 * Tenant holding over
80 Telegraph Road	Heswall Hair & Beauty Ltd	£7,000 per annum	* 10 year lease from 3 Nov 2021 * Expiry 2 Nov 2031 * Rent review 3 Nov 2026 * Tenant optoin to break 3 Nov 2026
Total Rental Income		£21,250 per annum	

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
78 Telegraph Road	£14,500	D(83)
80 Telegraph Road	£ 6,200	C(60)