



Junction 4 M53

CLATTERBRIDGE HOSPITAL

m

TO LET

New Development, Mount Road, Clatterbridge,
Bebington CH63 4JZ

RETAIL UNIT

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

- Located adjacent to Clatterbridge Hospital
- Just off Junction 4 on the M53
- Next to a walk-in Medical Centre, Drive Thru Starbucks and EV Charging Station
- 1,200 sq ft
- Available for occupation from December 2022

Retail Unit

Mount Road
Clatterbridge
Bebington CH63 4JZ

Location & Situation

The property is located in Clatterbridge, 2 miles south west of Bebington on the Wirral Peninsula. The property is positioned just off the M53 which links the Metropolitan Boroughs of Wirral and Cheshire.

The property is prominently situated on the B5151 off Junction 4 of the M53 and adjacent to Clatterbridge Hospital.

There is a small Co-op store nearby on Cross Lane, however, there is a lack of local convenience retail serving the hospital and surrounding areas.

Floor Area

1,200 sq ft (111.5 sq m)

Specification

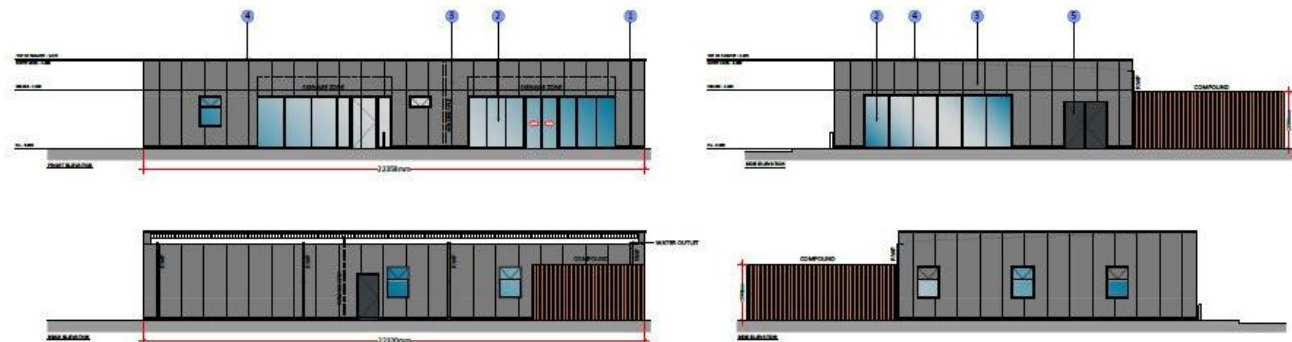
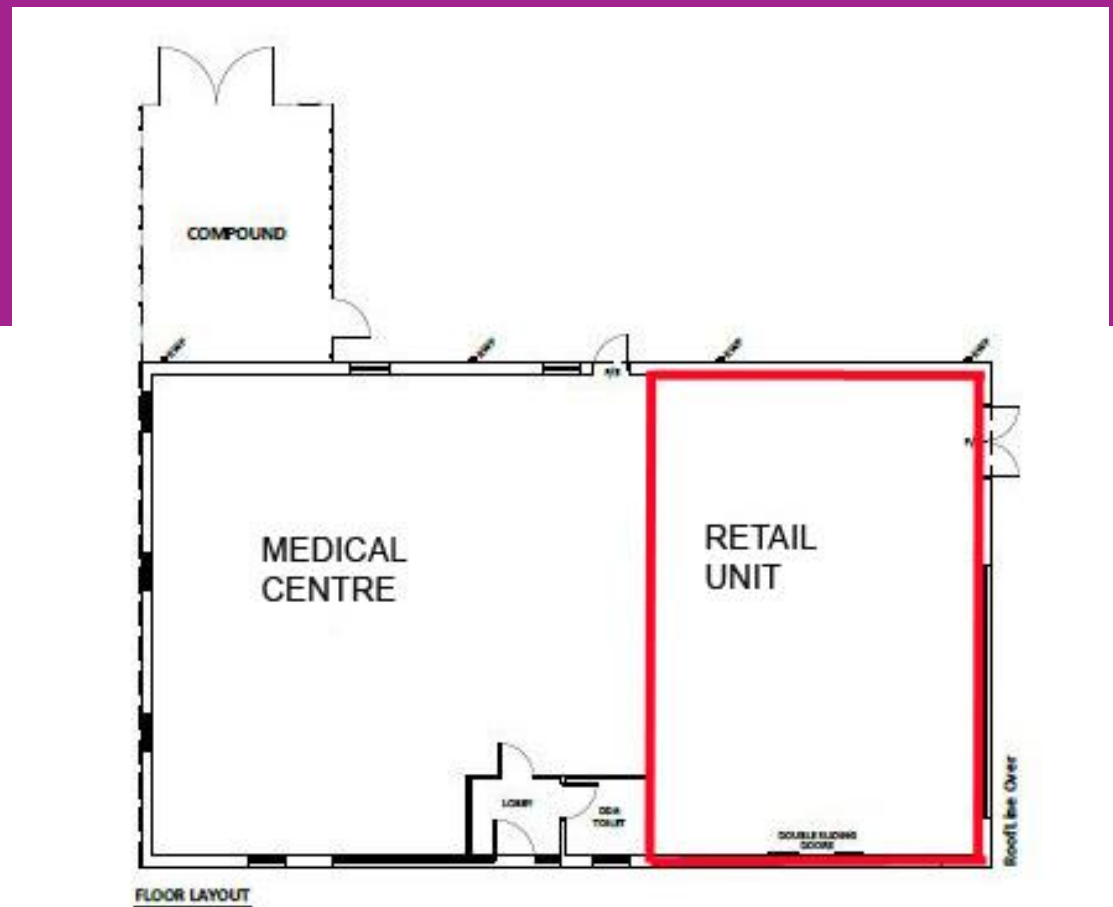
Shell specification ready to receive tenants fit out. The landlord will install the shop front.

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£27,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.



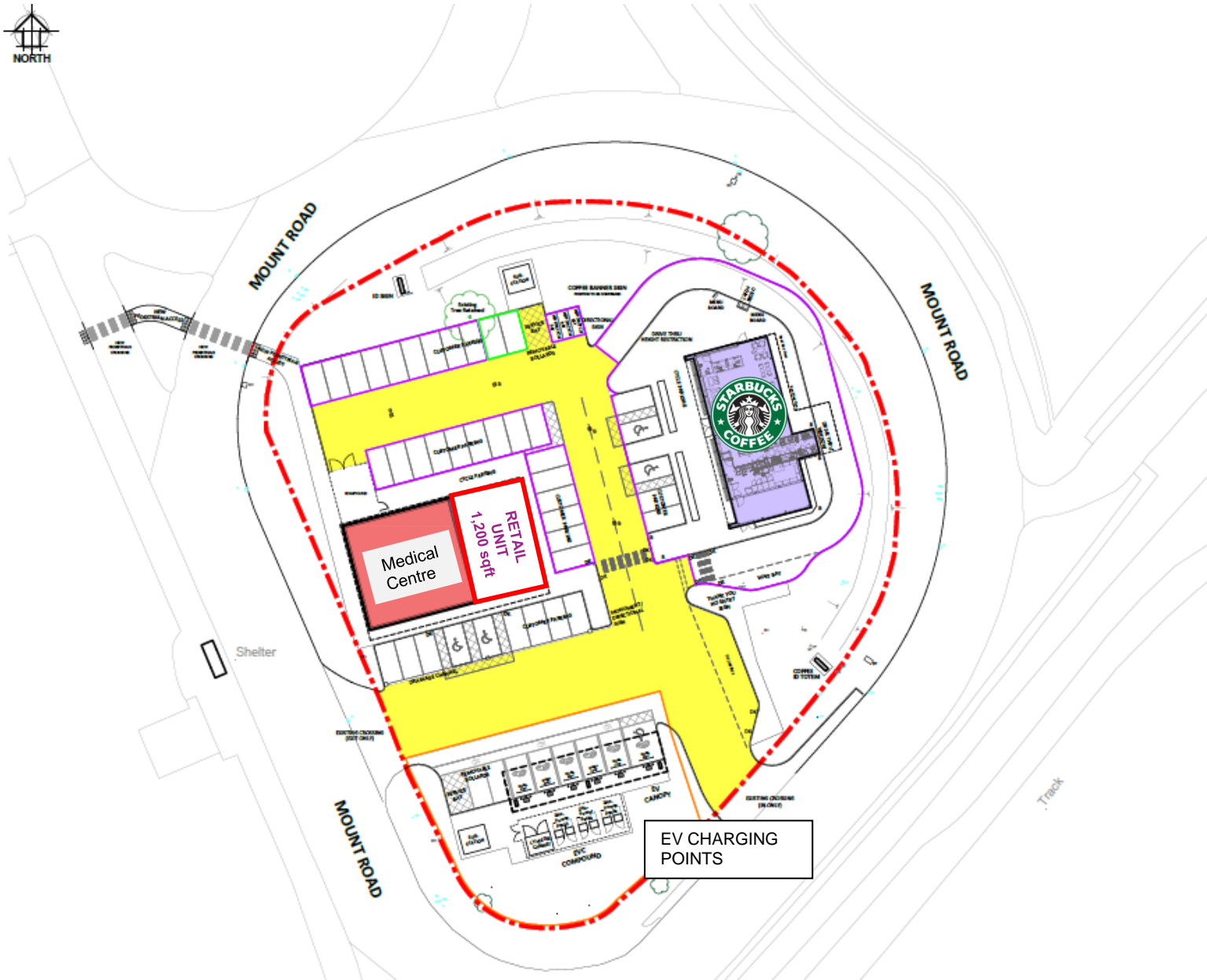
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GENERAL NOTES

This drawing has been prepared of Ordnance Survey data information.

Do not scale off this drawing - if dimensions are required contact Jennings Design Ltd.

Site boundary has been shown for indicative purposes only, overlay of ownership boundary is to be confirmed upon receipt of title documentation.

CDM 2015 - Designer

There are no unusual hazards or risks on site other than those specified on the drawing or below;

1. Topographical & Subscan survey to be completed.
2. Public Utility Searches to be completed.

SURFACE FINISHES:

-  Denotes EVC
-  Denotes coffee DT
-  Denotes Shared Estate Roads
-  Denotes Shared Customer Parking
-  Denotes Coffee DT Building
-  Denotes Retail Unit Building
-  Denotes Ugent Care Medical Centre Building

EV CHARGING POINTS

Retail Unit

Mount Road
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Rates

The rates to be assessed in due course.

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

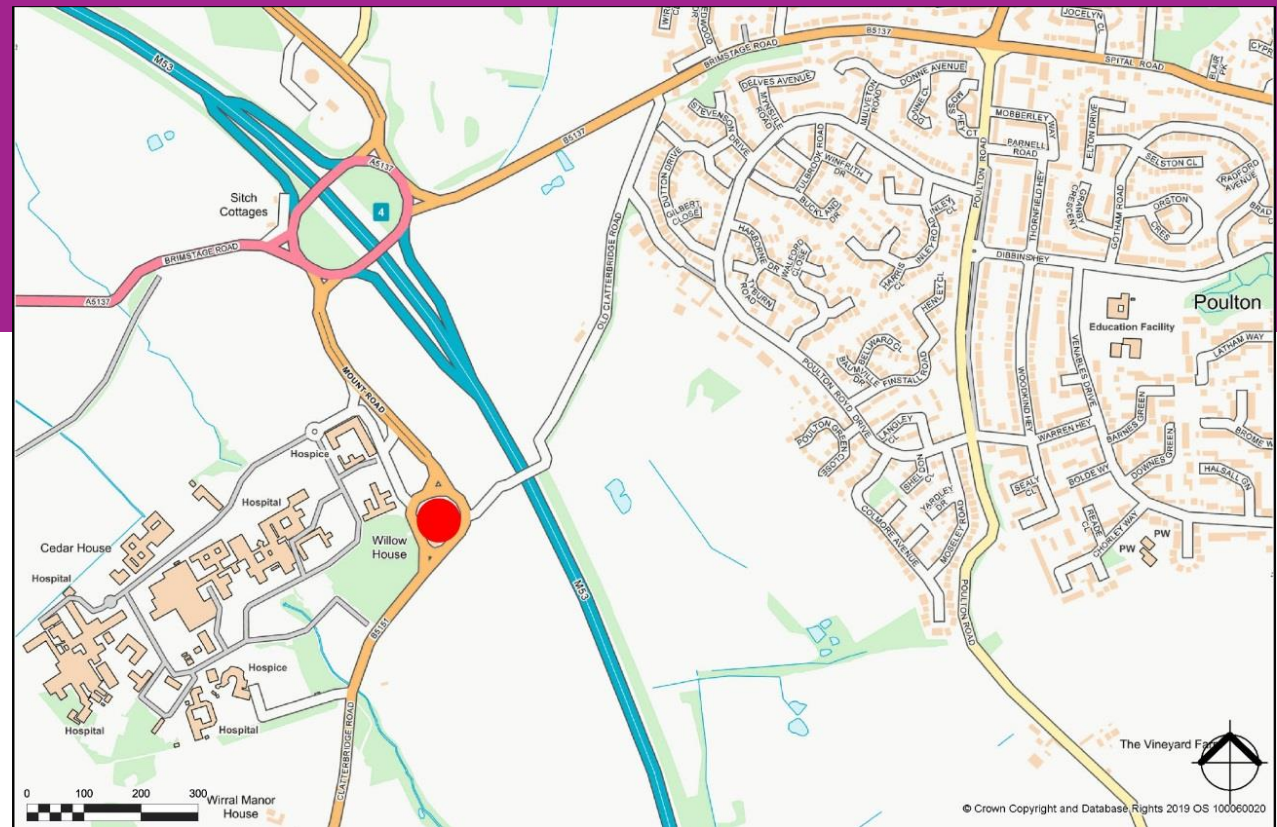
Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly through the agent:

Peter Burke

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e. peter.burke@masonowen.com

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