

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

346 Woodchurch Road, Prenton CH42 8PG



Description

The property comprises a two-storey retail unit extending to approx. 56.5 sq.m (607.96 sq.ft) on the ground floor and 58.68 sq.m (631.4 sq.ft) on the first floor. Most recently used as a hair salon with a barbers and aesthetics rooms above, the premises are suitable for a variety of uses, subject to the necessary consents.

Location

The property is situated in the heart of a busy shopping parade on Woodchurch Road, just a short distance from both Sainsbury's and Aldi. It benefits from excellent public transport links, with several nearby bus routes, as well as convenient on-street parking directly in front of the premises.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£19,200 per annum

Tenure

By way of a brand new FRI lease, the length of which is negotiable.

Accommodation

Ground Floor	56.5m ²	607.96ft ²
First Floor	58.68m ²	631.4ft ²

W.C + Kitchen Facilities

Rating Assessment

Ratable Value (April 2026)	£12,250
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Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

Strictly by appointment with sole agent, contact;



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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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