



**£700 pcm**  
**3 Rowson Street**  
**New Brighton | Wirral | CH45 5AR**

**PROPERTY  
CENTRE**

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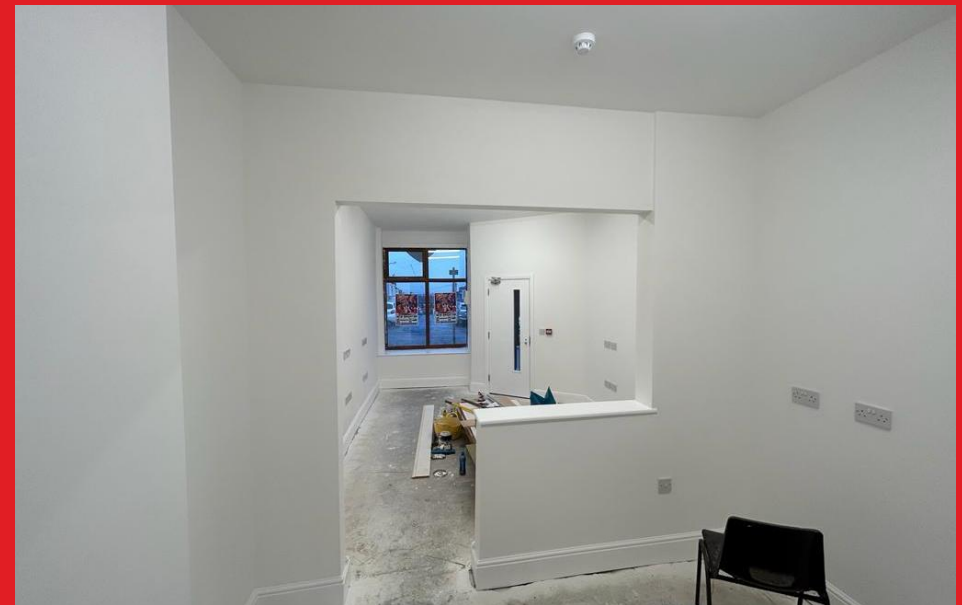
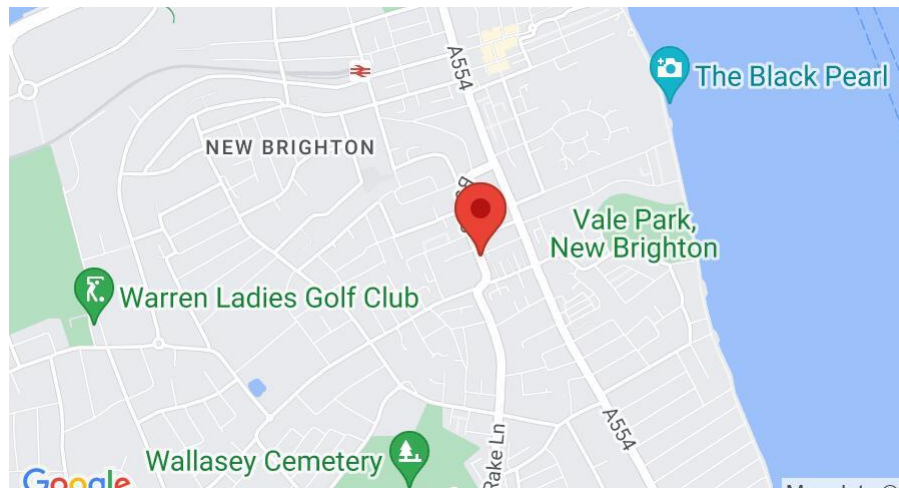
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**SALES ■ LETTINGS ■ COMMERCIAL ■ LAND**

## DESCRIPTION

We are pleased to let this newly refurbished shop unit in a much sought after location of New Brighton.

Location:





## SUMMARY

The shop is available immediately and is currently a blank canvas ready for you to place your own stamp on it, and ideal for a variety of uses, subject to the usual planning consent.

Enjoying a fantastic location from the mixed commercial and residential use, with plenty of passing trade and high footfall.

There are excellent transport links via bus and train nearby, and the M53 motorway and Liverpool tunnel entrance are a short drive away.

COMPRISING: Newly decorated with double glazing, numerous electric sockets, trading areas, kitchen and WC.

RENT: We are currently seeking £700 pcm

TENURE: The shop is offered on a new effectively full repairing and insuring lease, for a term of years to be agreed.

This will be a great spot for any business, so early viewing highly recommended!

