

TO LET – PRIME RETAIL / BAR RESTAURANT UNIT

FORMER W H SMITH – 139 to 141 TELEGRAPH ROAD, HESWALL, CH60 7SE

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FORMER W H SMITHS, 139 - 141 TELEGRAPH ROAD, HESWALL, CH60 7SE

KEY HIGHLIGHTS

- Prominent location fronting Telegraph Road in a prime location in the heart of Heswall Town Centre.
- Situated amongst a range of national occupiers and exciting independent retailers, bars and restaurants.
- Mid terraced retail unit that is located within the Curve, a c.15,000 sq ft retail and leisure scheme anchored by Loungers and Snap Fitness.
- Comprises a ground floor commercial unit of c.179.67 sq m (1,934 sq ft) with prominent glazed frontage, potential for outdoor seating and a rear entrance for servicing and loading.
- Current planning designation is Class E which permits a range of retail, coffee, bar restaurant, hot food, and leisure uses.
- **Rent: Quoting £42,500 pa** (exclusive of VAT).



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INTERNAL PICTURES



Retail Area



Retail Area



Retail Area



Retail Area



Retail Area (Vinyl glazed shop front behind book shelves)



Storage Area & Rear Exit for servicing.

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LOCATION & SITUATION

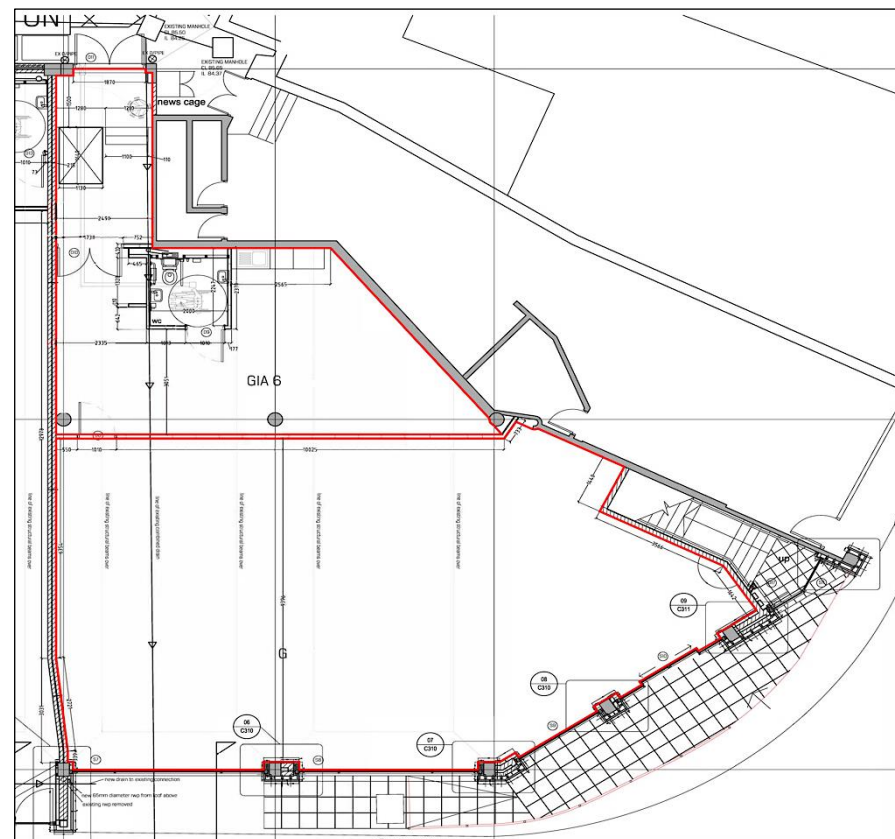
- Heswall is a popular town of approximately 16,000 people, providing high residential values and professional commuters alike. The popular and affluent town of Heswall is located on the Wirral Peninsula across from the River Dee estuary and adjacent to the affluent towns of West Kirby and Hoylake.
- Prominent location fronting Telegraph Road in a prime and vibrant location in the heart of Heswall Town Centre. The subject unit is located within the heart of the Curve retail & leisure scheme, a c.15,000 sq ft retail and leisure scheme anchored by Loungers and Snap Fitness.
- The immediate vicinity forms Heswall's bustling retail and bar restaurant area and home to a number of national and regional occupiers within the immediate vicinity including Santander Bank, The Prese Well (J D Wetherspoon), Harry Beswick (new £2m Hydes Pub), Franklyns, Boots, KFC, The Coast, Blind Pig, Jug & Bottle and M & S Food. The immediate area is mainly commercial, although a number of high end residential blocks have been constructed recently.

DESCRIPTION

- The subject property comprises a large ground floor commercial unit with extensive front and side glazed frontage. The unit benefits from an external area to the front which could incorporate some external seating.
- Internally the unit benefits from a suspended ceiling with recessed LED lighting and integrated air conditioning and heating system, CCTV, fire alarm system and all utility connections. To the rear is a storage area, staff room with W/C and loading bay lift (small difference in floor level) and rear exit for servicing and loading.

POTENTIAL NEXT DOOR UNIT

- The next door unit (Hays Travel) is currently holding over on their expired lease. The Tenant is currently reviewing whether to progress a new lease. There is potential to combine the Hays Travel unit 104.9 sq m / 1,129 sq ft unit into the subject unit to create an enlarged 284.57 sq m / 3,063 sq ft commercial unit. Further details and plans are available to interested parties.



Floor Plan

EPC

A new EPC has been commissioned and will be available shortly.

FLOOR AREA

We understand the unit extends to 179.67 sq m / 1,934 sq ft as measured on a net internal area. An external area is included within the building's Freehold title and therefore external seating could be accommodated. Additional pavement seating will require a pavement license from Wirral Borough Council.

SERVICES

We understand the unit benefits from mains gas, three phase electricity, water and drainage. In addition is an operational fire alarm and air conditioning / heating system.

RATEABLE VALUE

The unit has a rateable value of £48,500 pa – Assessment date April 2026. Rates payable based on small business multiplier (retail, hospitality and leisure properties below a rateable value of £51,000 pa) of 38.2p equates to £18,527 pa.

Please contact Wirral Borough Council for further information.

PLANNING

We understand the wider property is not Grade II listed and is not located within a conservation area. We note the subject unit benefits from Use Class E Planning uses and can accommodate a wide range of uses. All planning enquiries should be directed to Wirral Borough Council in the first instance.

RENT

£42,500 pa

The wider property is VAT registered and therefore VAT will be chargeable on the rent.

VIEWINGS

Formal accompanied viewings can be arranged through LBL Real Estate. Vacant possession is available on 2nd October 2026.

DISCLAIMER

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