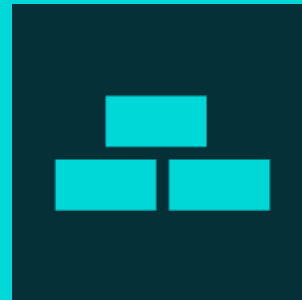


TO LET Retail Unit

135a Manor Drive, Upton
Wirral, CH49 4LP

Key information

- Prominent retail unit
- Next to Morrisons Daily convenience Store
- Surrounded by residential
- 59 sq m (632 sq ft)



Contact

Thomas Fagan 07387 025337
thomas.fagan@rapleys.com

Joshua Klepper – 07353 125658
joshua.klepper@rapleys.com

Location

The property is located in a parade of shops in the village of Upton circa 4 miles west of Birkenhead. Other occupiers in the parade include Morrisons Daily convenience store and Bargain Beers with Uplands Service Station adjoining.

The surrounding area is residential in character with Hayfield School a short distance away.

Description

The property comprises a former hairdressing salon with glazed elevations to Manor Road.

Internally it comprises 4 sub divided offices, a WC and an open plan customer area.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Tenure

Leasehold

Terms

The property is available to let by way of a new sublease expiring no later than 21 July 2034.

Rent

£12,500 per annum exclusive.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £7,300.

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 38.2p for a qualifying retail use or 43.2p for all other uses.

Further information is also available at www.gov.uk/calculate-your-business-rates.

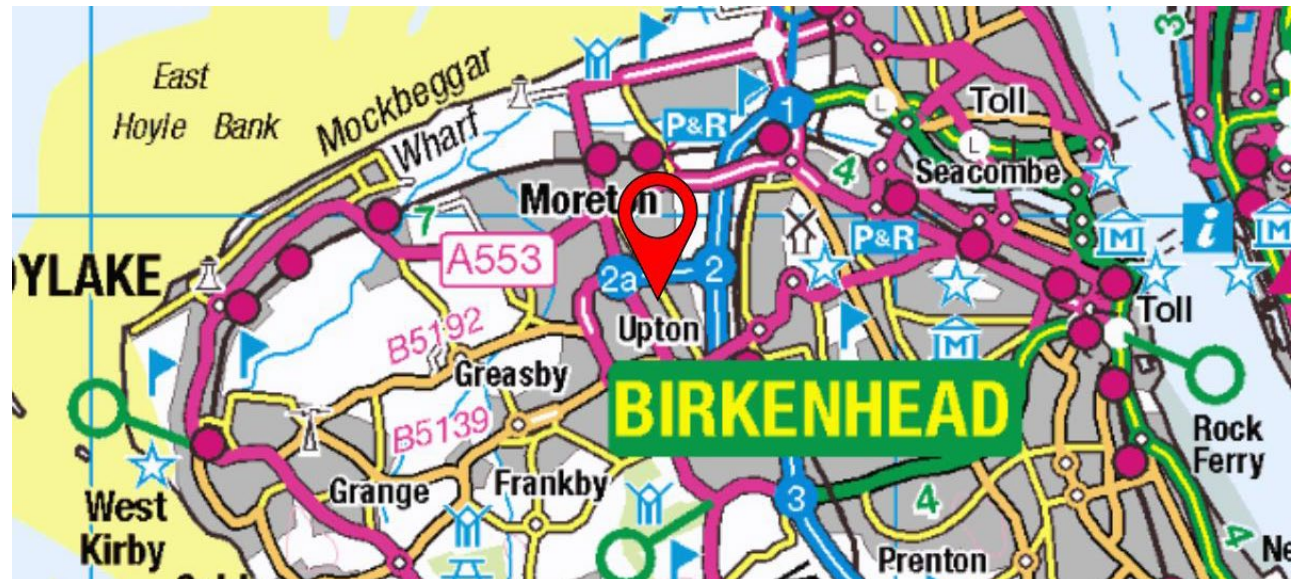
Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground Floor	59	632

Viewing

Strictly via the sole letting agent only



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:

Thomas Fagan – 07387 025337
thomas.fagan@rapleys.com

Joshua Klepper – 07353 125658
joshua.klepper@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in December 2024.

rapleys.com
0370 777 6292

CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries



- Automotive & Roadside
- Care & Retirement
- Charities/Not-for-Profit
- Data Centres
- Education
- Health & Animal Welfare
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

Services



- Building Consultancy
- Commercial Agency
- Compulsory Purchase
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing



CREATIVE | PROACTIVE | CONNECTED

RAPLEYS