

Unit 2B, The Old Shippon

Leasehold
Offices

Poulton Hall Farm, Bebington, Wirral, CH63 9LN

595 Sq Ft (55.28 Sq M)



To Let | £5,250 Per Annum



Key information



Rent
£5,250
per annum



Service Charge
£275
per annum



Rateable value
£3,300
per annum



EPC
Available On Request

Description

The Old Shippon is located within the grounds of Poulton Hall Estate, accessed via Poulton Road and opening into a secure private courtyard. Unit 2B is located on the ground floor and comprises 595 sq ft of commercial space.

The wider estate is an attractive semi-rural Grade II Listed building which is located near to Bromborough Golf Club, between Bromborough and Bebington.



Amenities



24/7 Access



Secure Site



Character Building



Courtyard Setting



On-Site Car Parking



Shared Kitchen

Location

Poulton Hall is located in Bebington, which is in the Wirral Peninsula, Merseyside. The hall itself is situated just off Poulton Road.

Bebington is a suburban area within the Wirral, close to the River Mersey and is situated in a convenient location for access to various motorways and transport routes, namely junction 4 and 5 of the M53 Motorway, which in turns links into the M56 and the national Motorway network.

Address: Unit 2B, The Old Shippon, Poulton Hall Farm, Bebington, Wirral, CH63 9LN

What3words: [///tennis.obscuring.progress](https://www.what3words.com/#!/en/tennis.obscuring.progress)

Locations

Liverpool: 8 miles

Chester: 13 miles

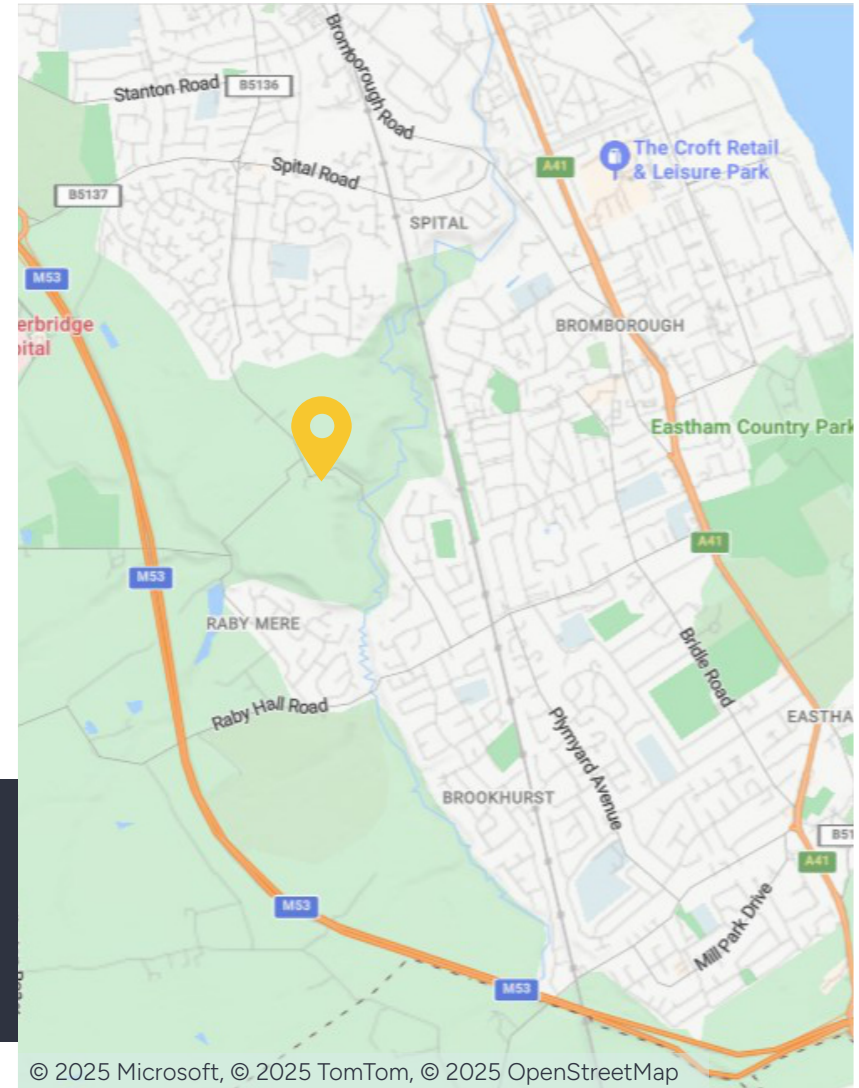
Ellesmere Port: 7 miles

Nearest station

Bebington Train Station: 2.3 miles

Nearest airport

Liverpool John Lennon: 30 miles



Further information

Asking Rent

£5,250 per annum.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.



Further information

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is available on request.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated November 2024.



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