

### Investment

14 Grange Road West, Birkenhead, Wirral, CH41 4DA

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#### Description

The property comprises a commercial retail unit arranged over four floors extending to 247.87 sq.m ( 2,668 sq.ft). The property will be let from completion to The Christian Bookshop (Wirral) Ltd, for a term of five years at a rental of £9,000 per annum on a Full Repairing and Insuring lease, the tenants repairing obligations will be limited by a schedule of condition.

#### Location

The premises are located on Grange Road West in Birkenhead town centre a short distance from Charing Cross.

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## Sale Price

Offers in excess of £95,000

## Accommodation

Ground Floor Sales	45.34m <sup>2</sup>	488ft <sup>2</sup>
Basement Storage	41.25m <sup>2</sup>	444ft <sup>2</sup>
Garage to Rear	75.90m <sup>2</sup>	817ft <sup>2</sup>
First Floor	39.21m <sup>2</sup>	422ft <sup>2</sup>
Second Floor	46.17m <sup>2</sup>	497ft <sup>2</sup>

## Legal Costs

Each party will bear their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

## Tenure

FREEHOLD. The property will be let from completion to The Christian Bookshop (Wirral) Ltd for a term of five years at a rental of £9,000 per annum on a Full Repairing and Insuring lease, the tenants repairing obligations will be limited by a schedule of condition.

## Rating Assessment

Rateable Value Base, Ground and First Floors	£10,500
Rateable Value Part Second Floor	£920
Rateable Value Part Second Floor	£600

Strictly by arrangement with the sole agents:

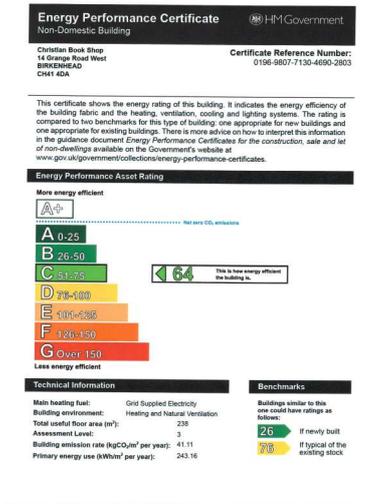


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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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