

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

FOR SALE

Retail

Ground Floor 5-7 Grange Road West, Birkenhead CH41 4BY



Description

This ground floor property extends to 187m² (2020 ft²) and benefits from a large frontage and open space making it suitable for a variety of uses. The property also benefits from air conditioning system, electric roller shutters and a monitored alarm system as the premises were previously used as an amusement arcade. (The first floor premises are not available to let but would be included within the sale of the freehold)

Location

The property is located on Grange Road West close to the junction with Charing Cross and is opposite the pedestrianised section of Grange Road, leading to the Pyramids Shopping Centre. Other tenants in the area include, Natwest Bank and McDonalds together with a variety of local retailers.

0151 647 9272

Ground Floor 5-7 Grange Road West, Birkenhead CH41 4BY

Sale Price

£195,000

Rental Price

£12,000 PA

Accommodation

Sales	169.08m ²	1,819ft ²
Office	17.92m ²	192.8ft ²

Tenure

The property is available by way of a fully repairing and insuring lease, the length of which is negotiable.

Rating Assessment

Rates Payable 2020	£7,856
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Legal Costs

The in-going tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease.

VAT Statement

All prices and rents quoted are exclusive of VAT.

Strictly by arrangement with the sole agents. Contact :



Tom Carew

Commercial Agency

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0151 647 9272

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