Smith
AND SONS
PROPERTY CONSULTANTS

Retail

11 Grange Road, West Kirby CH48 4DY



Description

The property comprises a ground floor retail unit benefiting from a net lettable area of 58.36 Sq.m (627.95 Sq.Ft). The property currently trades as a clothing retailer, however could be used for a range of purposes subject to obtaining the necessary consents.

Location

The property occupies a prominent position on Grange Road, the principal retail thoroughfare in West Kirby, approximately 12 miles west of Liverpool city centre. The premises benefit from excellent transport connectivity, being situated a short distance away from West Kirby railway and bus stations.

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Rental Price
£16,500 Per Annum

Accommodation

Ground Floor	58.36m²	627.95ft²

W.C and Kitchen Facilities. 1 Car Parking space to rear.

Legal Costs
Each party to be responsible for their own legal costs incurred.

VAT Statement
All prices and rents quoted are to be taken as exclusive of VAT.

Tenure
By way of a brand new Full Repair and Insuring lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£11,500

Other Info
Details prepared November 2026.

Strictly by appointment with sole agent, contact;



Jamie Robertson

E: jxr@smithandsons.net
T: 0151 647 9272

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