

Smith

AND SONS

PROPERTY CONSULTANTS

Retail

251 Grange Road, Birkenhead CH41 2PH



Description

The property was previously used as a bookmakers but could be used for a variety of purposes subject to planning. The property benefits from being arranged over three levels with a basement. The ground floor measures at 96.78 sq. m (1041 sq.ft) first floor 85.58 sq.m. (923 sq.ft.) and the basement at 65 sq. m (699.4sq.ft).

Location

The property is situated in a prominent location in Birkenhead town center, which benefits from high amounts of foot traffic. Nearby traders include McDonalds, The Pound Bakery and Asda.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£25,000 per annum

Accommodation

Ground Floor	96.78m ²	1041.35ft ²
First Floor	85.58m ²	923.2ft ²
Basement	65m ²	699.4ft ²

W.C and kitchen facilities.

Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

By way of a brand new FR+I lease, the length of which is negotiable.

Rating Assessment

Ratable Value	To be assessed
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Strictly by appointment with agent;



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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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