

Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Retail

40 Grange Road West, Birkenhead CH41 4DA



Description

The premises would be suitable for a variety of uses subject to planning. The ground floor is split over two levels and has been partitioned off. Another benefit is the significant basement space which would be suitable for a variety of uses. Overall the property extends to 72.8 sq.m (783.6 sq.ft).

Location

Situated in a primary town centre location near Charing Cross and local shopping centres. Local bus and train links are close by with the M53 Motorway only a short distance away.

0151 647 9272

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Rental Price

£7,000 per annum

Accommodation

Sales 1	13.5m ²	146.02ft ²
Sales 2	21.2m ²	229.01ft ²
Store	9.6m ²	103.67ft ²
Basement	28.5m ²	306.82ft ²

Legal Costs

The ingoing tenant is 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.

Tenure

The premises are available by way of a new lease the length of which is negotiable. The tenant will be responsible for all repairs and decorations and to repay to the landlord the buildings insurance premium.

Rating Assessment

Rateable Value	£4,600
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Strictly by arrangement with the sole agents.



Jamie Robertson

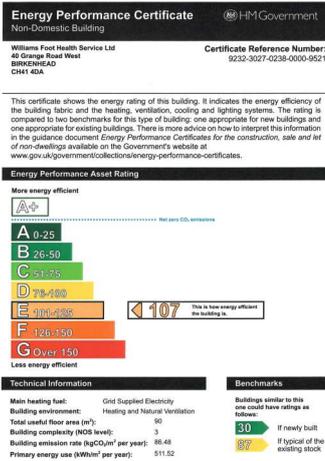
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