

# 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 <sup>2</sup>	146.02ft <sup>2</sup>
Sales 2	21.2m <sup>2</sup>	229.01ft <sup>2</sup>
Store	9.6m <sup>2</sup>	103.67ft <sup>2</sup>
Basement	28.5m <sup>2</sup>	306.82ft <sup>2</sup>

## 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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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.

# 40 Grange Road West, Birkenhead CH41 4DA

## Energy Performance Certificate



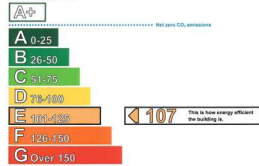
Williams Foot Health Service Ltd  
40 Grange Road West  
BIRKENHEAD  
CH41 4DA

Certificate Reference Number:  
9232-3027-0238-0000-9521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 80  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 80.48  
Primary energy use (kWh/m<sup>2</sup> per year): 211.52

### Benchmarks

Buildings similar to this one could have ratings as follows:

Rating	Score Range
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 175

30 If newly built  
87 If typical of the existing stock

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