

### Office

First Floor Office 30 Grange Road, West Kirby CH48 4HA

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#### Description

The property comprises a first floor office extending to 161sq.ft. (15 sq.m.) within a former banking hall, which has recently been refurbished.

#### Location

The property is located in a prominent main road position in West Kirby town centre, opposite the Railway Station and Leisure Centre

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## Rental Price

£3,900 per annum (£75.00 per week)

## Tenure

The property is available by way of a new lease, the length of which is negotiable.

## Accommodation

Net lettable area	15m <sup>2</sup>	161ft <sup>2</sup>
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Small kitchen and WC facilities

## Rating Assessment

Rateable Value	To be separately assessed
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

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Strictly by arrangement with agents. Contact :



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

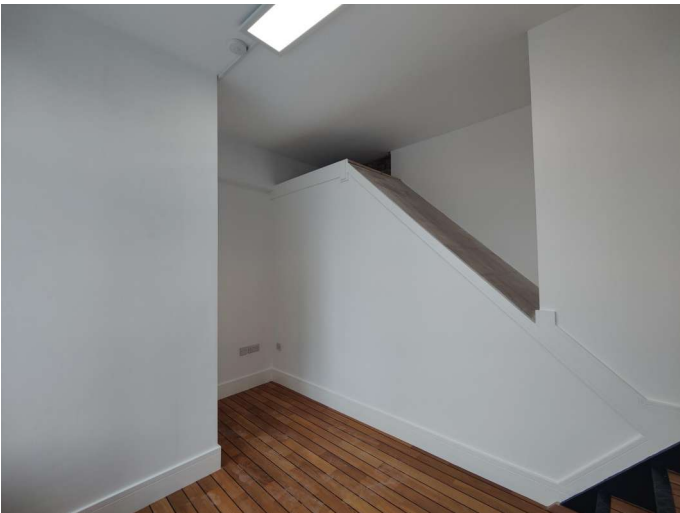
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