

# 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

## Tenure

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

## Accommodation

Ground Floor	96.78m <sup>2</sup>	1041.35ft <sup>2</sup>
First Floor	85.58m <sup>2</sup>	923.2ft <sup>2</sup>
Basement	65m <sup>2</sup>	699.4ft <sup>2</sup>

## Rating Assessment

Ratable Value	To be assessed
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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

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Strictly by appointment with agent;



### Tom Carew

Commercial Agency

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