

# Smith

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PROPERTY CONSULTANTS

Retail

2 Greenway Road, Tranmere, Birkenhead - Currently Unavailable CH42 7L

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## Description

Ground floor retail unit forming part of a dental practice and previously used as a chemist. The property has the benefit of security grilles. The property would be suitable for a variety of uses, subject to planning.

## Location

The property is located on a main road close to St. Catherine's Health Centre and Victoria Park in a mainly residential area.

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## Rental Price

£16,000 per annum

## Accommodation

Ground floor unit	56.4m <sup>2</sup>	608ft <sup>2</sup>
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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

## Tenure

The property is available by way of an assignment of an existing lease which expires in July 2026

## Rating Assessment

Rateable Value	To be confirmed
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Strictly by appointment with:

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