

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

13 Grange Road West, Birkenhead CH41 4BY



## Description

The property would be suitable for a variety of purposes subject to the correct planning. The property comprises a ground and first floor retail unit, with the ground floor extending to 91.46 sq.m (984 sq.ft) and the first floor measuring at 58.72 sq.m (631 sq.ft)

## Location

The property is situated in a prime town centre location, on Grange Road West, near Charing Cross and the Pyramids shopping centre. The property benefits from being on many major local bus and train links, with the M53 motorway being a short distance away.

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## Sale Price

£149,500

## Rating Assessment

Ratable Value	£4,750
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## Accommodation

Ground Floor	91.46m <sup>2</sup>	984ft <sup>2</sup>
First Floor	58.72m <sup>2</sup>	631ft <sup>2</sup>

WC and kitchen facilities.

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT Statement

All prices quoted to be taken as exclusive of VAT

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Via sole agent. Contact;



**Jamie Robertson**

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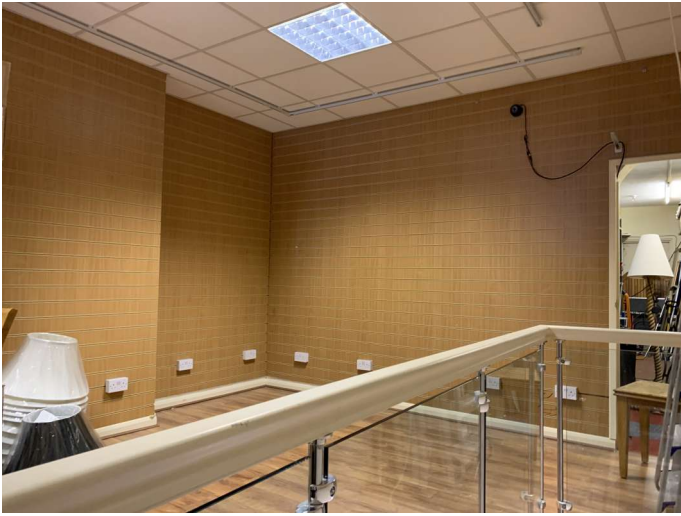
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