

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.

0151 647 9272

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Sale Price

£149,500

Rating Assessment

Ratable Value	£4,750
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Accommodation

Ground Floor	91.46m ²	984ft ²
First Floor	58.72m ²	631ft ²

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

Via sole agent. Contact;



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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.

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