

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Retail

249 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 the ground floor measuring at 108.9 Sq.m (1171 Sq.Ft). The property has approved planning permission for a modified shop front, as well permission to renovate the first and second floors into residential dwellings. Application - APP/24/01203

### 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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## Sale Price

Offers over £195,000

## Rental Price

£20,000 per annum

## Accommodation

Ground Floor	108.9m <sup>2</sup>	1171ft <sup>2</sup>
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W.C and Kitchen Facilities.

## Legal Costs

Each party to be responsible for their own legal costs in preparation of the brand new lease.

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

## Tenure

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

## Rating Assessment

Ratable Value	To be assessed
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## Other Info

Approved planning permission for modification of shop front and two residential dwellings on the first and second floors respectively.

APP/24/01203

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Strictly by appointment with sole agent, please contact;



**Jamie Robertson**

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