

# TO LET RETAIL ACCOMMODATION

FIRST FLOOR  
242-246 GRANGE ROAD  
BIRKENHEAD  
WIRRAL  
MERSEYSIDE  
CH41 6EB

- FIRST FLOOR GIA: 439.8 SQ M
- LOCATED IN THE TOWN CENTRE OF BIRKENHEAD
- BUSY TRADING LOCATION
- FIRST FLOOR RETAIL ACCOMMODATION
- NEW LEASE AVAILABLE
- CLOSE TO ASDA

**RENT: £20,000 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# GRANGE ROAD, BIRKENHEAD

## LOCATION

The property is located in the busy town centre of Birkenhead. The unit itself is located on Grange Road. Grange Road is a busy trading location and nearby occupiers include Bon Marche and Asda.

## DESCRIPTION

The property is located in the busy town centre of Birkenhead and is a mid-terraced property within a retail parade. The subject unit is on the first floor and has a gross internal area of 439.8 sq m. The unit benefits from loading to the rear utilising a shared loading area. The unit provides good retail accommodation and a goods lift accessing the first floor from the loading area. The property itself benefits from national and local retailers.

## ACCOMMODATION

First Floor Retail

- First Floor Retail area 362 sq m
- Storage 57 sq m
- Office 20.8 sq m
- External loading to the rear is shared

**Total GIA 439.8 sq m**

## RATING ASSESSMENT

2017 Rateable Value: £22,500

## LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated.

The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in the transaction.

## EPC RATING

Details to be confirmed.

## PLANNING DISCLAIMER

It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

