

TO LET **221-225**
GRANGE RD BIRKENHEAD CH41 2PH



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Description

The property comprises an end of terrace retail unit with storage to the lower ground floor, retail space and office on the ground floor. There is staff accommodation and meeting room to the first floor.

The majority of the first floor has been let and is currently utilised as a dance & martial arts studio. (Separate Access)

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Location

The property is situated on the vibrant 'upper' part of Grange Road opposite Asda and close to Boots, Superdrug, Primark, Waterstones and a variety of other retail outlets. The entrance to The Pyramids Shopping Centre a mere 100 metres distant.

A multi-storey car park is situated directly behind the property and the area is extremely well serviced by public transport, with plenty of bus routes and excellent rail links.

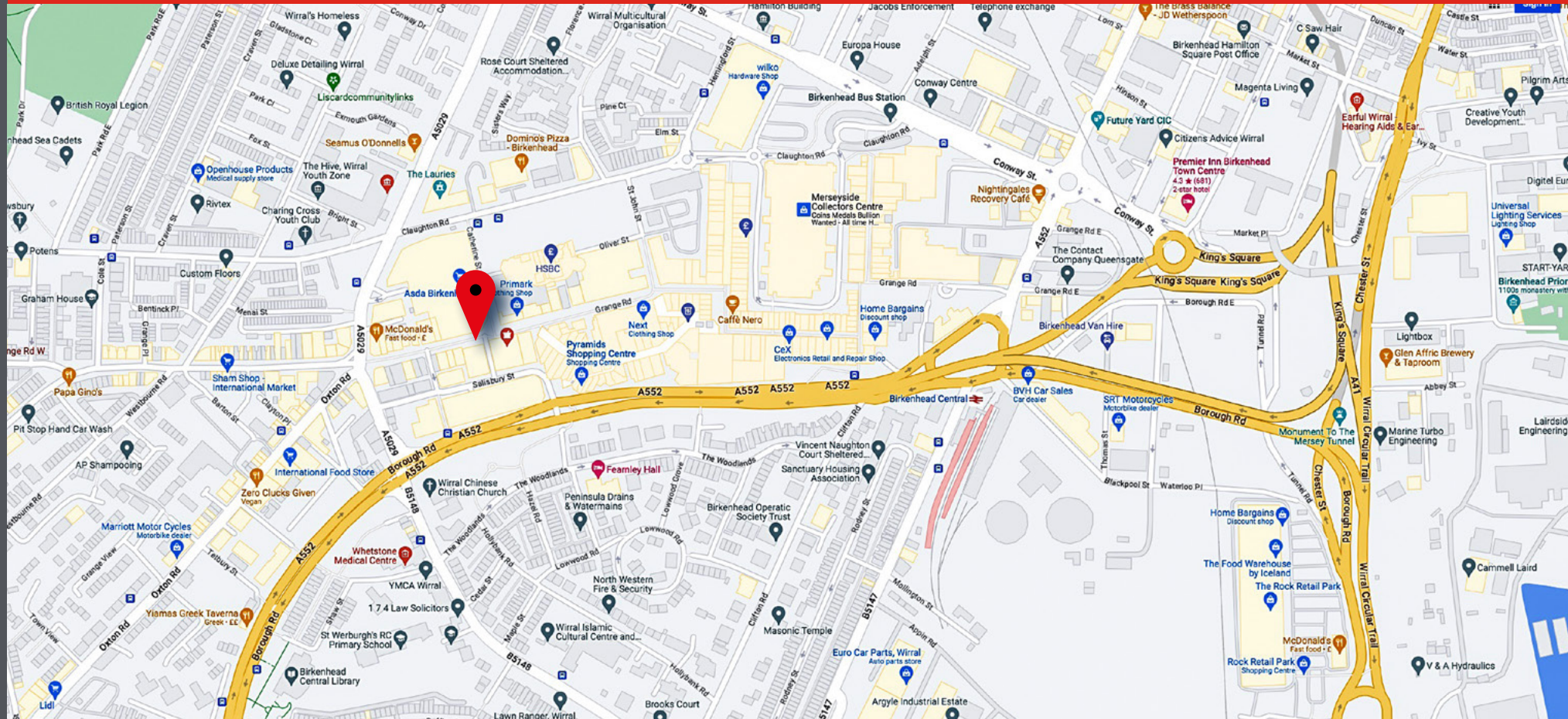


Specification

| ITEM | DESCRIPTION |
|-----------------------|--|
| Ceilings | Metal suspended ceiling tiles to the ground floor retail area. Suspended ceilings to first floor and parts of the lower ground floor. |
| Walls | Solid and stud walls. |
| Floors and Staircases | Concrete slab floor to the lower ground with suspended concrete to the ground and first floor. Terrazzo tile floor to the retail area. |
| Heating | Ducted heating and ventilation to the ground and lower ground floors. Low pressure hot water central heating with radiators to the first floor. |
| Services | The property is connected to mains water, gas, electricity and drains services. Electric lighting and power. Recessed fluorescent panel and fluorescent batten lights. |
| General Specification | 1 passenger lift. 1 goods lift. |

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Location and Transport

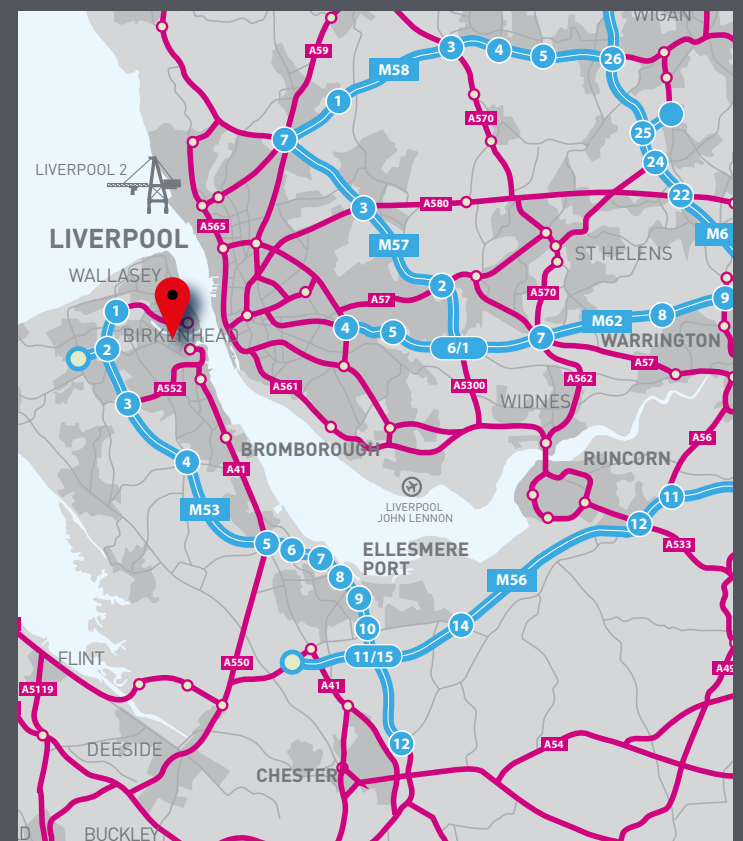
The property is situated close to the heart of Birkenhead Town Centre and all it has to offer including the Pyramids Shopping Centre, which houses many high street brands.

Road

Regular bus services run along Argyle Street and the entrance to the Wallasey / Liverpool Kingsway Tunnel is within a 10 minute drive. The Birkenhead / Liverpool Queensway Tunnel in just a 5 minute drive.

Rail

Merseyrail links via the Wirral Line, provide direct access to Liverpool City Centre loop line and Lime Street Main Line station can be accessed via Birkenhead Central Station which is just 10 minutes walk from the building.



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Amenities

The historical and charming Hamilton Square, with its green open space, is a short walk from the property.

Pyramids Shopping Centre is within a 5 minute walk from the building. Principal occupiers include EE, River Island, Next, Argos, Superdrug, Burger King and Costa Coffee.

Birkenhead Town Centre offers many more typical high street retailers including NatWest Bank, Santander, Halifax and Yorkshire Building Society, KFC, Pizza Hut and Subway.

There is also a plethora of independent stores and coffee shops.

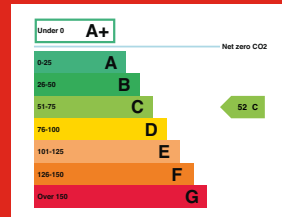
Junction 1 Retail Park is approximately 15 minutes away by car and occupiers include high street retailers such as Home Bargain, Pets at Home, Carpetright, Halfords and Pure Gym along with a number of larger out of town retailers such as B&Q.

Accommodation Schedule

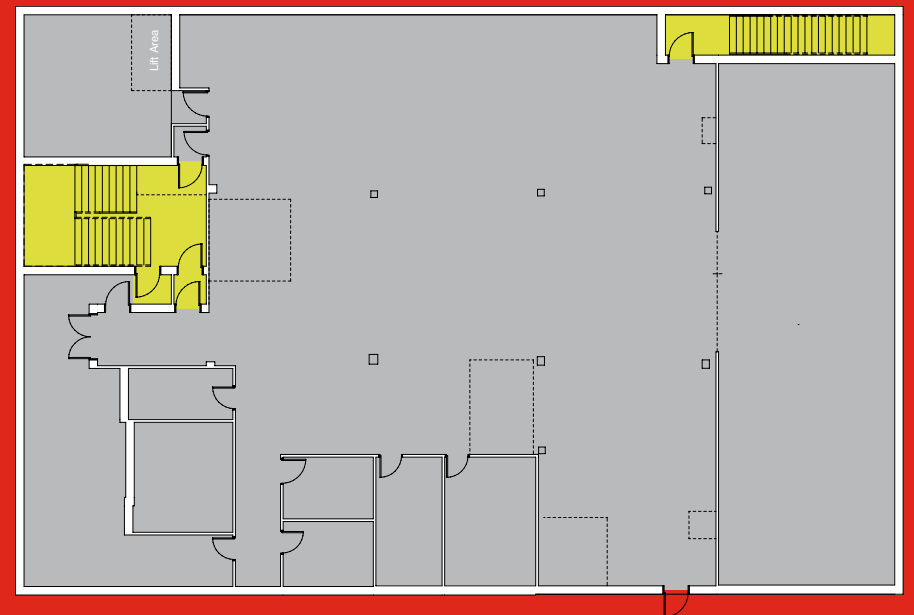
| FLOOR | AREA (SQ FT) | AREA (SQ M) |
|--------------------|---------------|-----------------|
| Lower Ground | 7,443 | 691.47 |
| Ground | 7,741 | 719.16 |
| First | 931 | 86.5 |
| Total (GIA) | 16,115 | 1,497.12 |

EPC

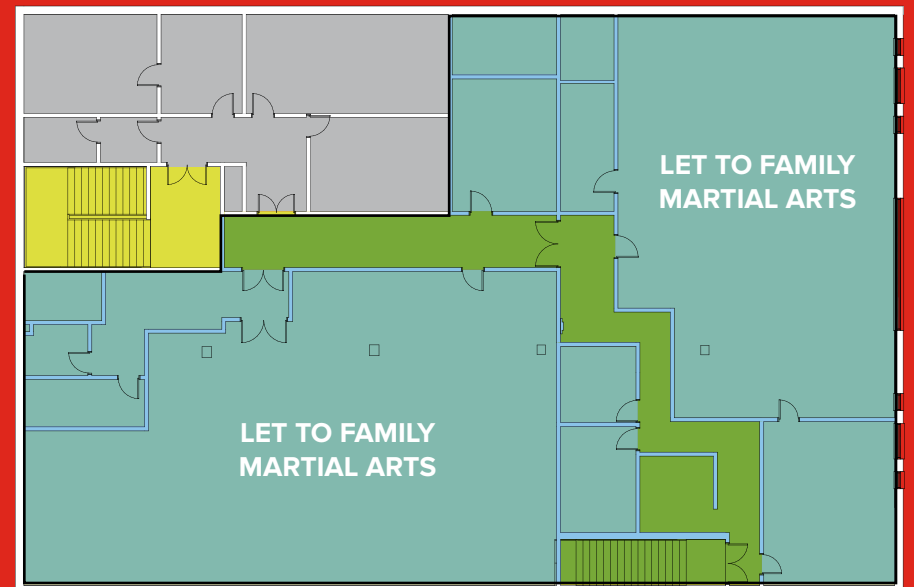
Energy rating C



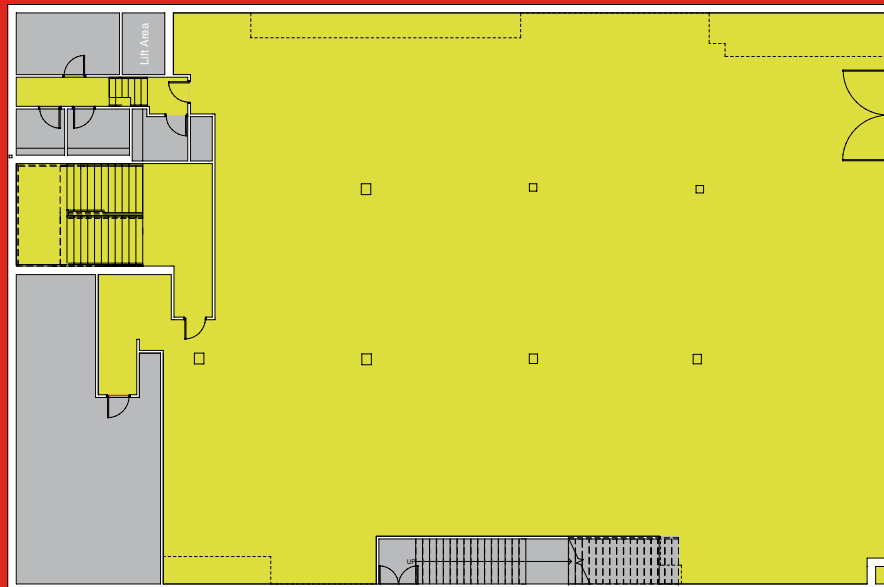
Lower Ground Floor



First Floor



Ground Floor



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Rental & Lease Terms

The accommodation will be incorporated by way of a new fully repairing and insuring lease for a term to be agreed. Further details upon request.

Service Charge

The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building to include inter alia cleaning and lighting of common areas, caretaking external maintenance, building insurance etc.

Misdescription Act 1991

These particulars do not form part of any contract. The agents nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. 10/2023

Viewing

For further information contact the agents.



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