



55 Grange Road West, Birkenhead, CH41 4BZ £400 Per Month



Welcome to this fantastic commercial property located on Grange Road East in Birkenhead! This shop unit is situated in a prime location on a busy high street, offering great visibility and foot traffic for any business. The possibilities for this space are endless. Whether you're looking to start a new venture or expand an existing one, this property provides the perfect opportunity to establish your presence in this vibrant area. Don't miss out on the chance to make this space your own and take advantage of all the potential it has to offer. Contact us today to arrange a viewing and envision the future of your business in this thriving location! EPC Rating D

- Commercial Unit
- Busy High Street Location
- High Foot Fall Area
- Double Glazing
- Modern Kitchen Area
- WC



Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area⁽¹⁾
48.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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