

# FREEHOLD FOR SALE

## 21 - 23 GRANGE ROAD WEST BIRKENHEAD



### SITUATION AND DESCRIPTION

The property is located within the commercial area of Grange Road West on its south side at its junction with Clayton Street. Other occupiers in the immediate vicinity include a mixture of local and regional occupiers including Bargain Booze, British Red Cross and towards Charring Cross the Banks are represented by Barclays and NatWest. In addition to on street car parking there is a pay and display (100 space) car park at the rear of the property.

The premises are arranged at basement, ground and two upper floors (we have not been able to gain access to the latter).

### TENURE

It is understood that the premises are held freehold and free from restriction. The premises are to be sold in their current condition and with vacant possession. Alternatively, consideration will be given to letting the premises at a rent of £15,000 per annum exclusive.

### PURCHASE PRICE

Offers are sought in the sum of £105,000 (One Hundred & Five Thousand Pounds) exclusive.

### FLOOR AREAS

From onsite check measurements the following floor areas have been calculated:-

Gross Frontage	14m	(45'11")
Internal Width	13.6 m	(44'8")
Shop Depth	7.9 m	(25'10")
G. Floor sales	106 sq.m	(1,139 sq ft approx)
1st Floor potential	95.5 sq m	(1,029 sq ft approx)
2nd Floor estimate	95 sq m	(1,020 sq ft approx)

### LEGAL & SURVEYORS FEES

Each party to be responsible for their own legal and surveyor's fees and any Stamp Duty thereon.

### UNIFORM BUSINESS RATES

We are advised that the Rateable Value with effect from the 1st April 2010 is £13,500.

Interested parties should make enquiries with Wirral Borough Council.

### EPC

Further information available upon request.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, or Matt Kerrigan, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

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E-mail: [johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk) / [mattkerrigan@hwandp.co.uk](mailto:mattkerrigan@hwandp.co.uk)

Alternatively contact our joint agents Brackenridge Hanson Tate.

Mike Smith Tel No. 0113-2449020

Subject to Contract

Details Prepared AUGUST 2010



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