

# TO LET RETAIL UNIT

Hitchcock & Wright  
CHARTERED SURVEYORS

£16,750 per annum



## 24 Grange Road, West Kirby, Wirral CH48 4HA

### LOCATION

This prominent retail unit is located in the busy seaside town of West Kirby, approximately 12 miles west of Liverpool City Centre. The premises is situated on Grange Road (A540), the principal route linking the Wirral towns of Hoylake, West Kirby, and Heswall. The property benefits from excellent accessibility, being located opposite West Kirby railway station and the bus station.

### DESCRIPTION

The property is situated over ground and first floor and features a large, double-glazed front. The premises includes a W/C and kitchen and contains a external bin storage area. Nearby occupiers include Cancer Research, David Pluck Bookmakers, Mother Café, West Kirby Banking Hub, Superdrug and several other local retailers.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor	38.31 sq.m.	412 sq.ft.
First Floor	33.04 sq.m.	356 sq.ft.
<b>TOTAL</b>	<b>71.37 sq.m.</b>	<b>768 sq.ft.</b>

### TERM

A new full repairing and insuring lease for a term of years to be agreed.

### RENT

£16,750 per annum exclusive.

### VAT

The property is not currently elected for VAT.

### BUSINESS RATES

The premises have been assessed having a rateable value of £9,800 per annum from 1st April 2023. Interested parties may qualify for small business rates relief.

### EPC

Certificate Number: 5801-9489-1070-2476-7855  
Energy Performance Asset Rating: B

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

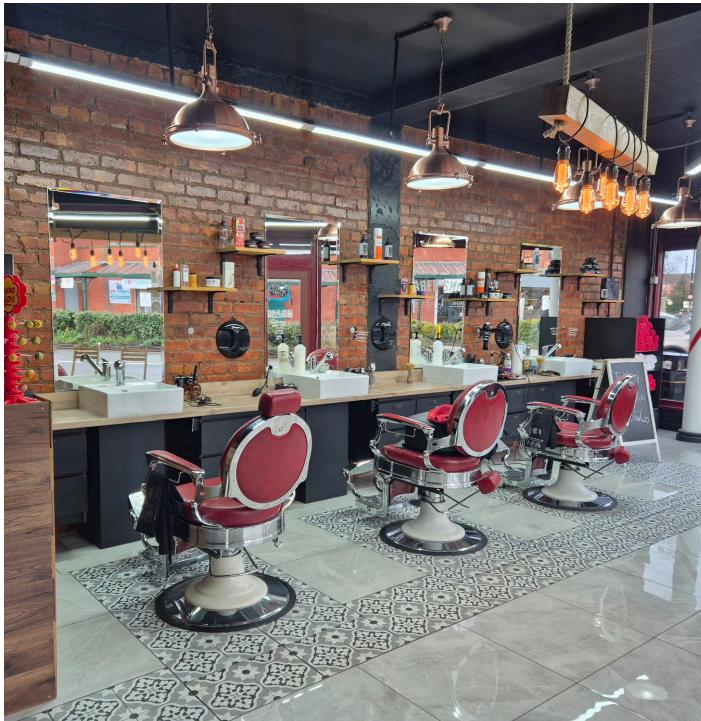
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Subject to Contract

Details Prepared January 2026



24 Grange Road, West Kirby, Wirral CH48 4HA



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West Kirby (HWP Jan 26)

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