

RETAIL UNIT - TO LET

BASEMENT - 215 GRANGE ROAD, BIRKENHEAD, CH41 2PH

**Mason
Partners**



Location

Birkenhead is an industrial port town in the Metropolitan Borough of Wirral, Merseyside, England. The town is on the Wirral Peninsula, along the west bank of the River Mersey, opposite Liverpool. Birkenhead has a population of 110,000 people.

The property is located on Grange Road, nearby occupiers include Primark, Asda and Boots.

Accommodation

The property comprises the following approximate floor area:

Basement: 3,500 sq ft

Tenure

The premises are available to sub – let by way of a new effective full repairing and insurance underlease for a term of years to be agreed up to 31 March 2033.

Rent

On application.

Rating Assessment

Rateable Value - £14,990

Interested parties must verify these figures with the Local Rating Authority.

Planning

It is understood that the premises has a Class E planning consent.

EPC

Available on request.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>

Viewing

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