

TO LET (Short Term)



221/225 Grange Road, Birkenhead CH41 2PH



- Short term let available
- Well connected location
- All freezers and point of sale equipment will be removed leaving a clean trading floor including lighting and air conditioning.
- Area is serviced by numerous multi-storey car parks
- Other local operators include Asda, Boots, Primark, Superdrug and Waterstones
- Grange Road is within the main shopping district of Birkenhead Town Centre

Location

Prominent position on Grange Road, close to Asda, Boots, Primark, Superdrug and Waterstones.

The property benefits from rear servicing with goods lift.

All freezers and point of sale equipment will be removed leaving a clean trading floor including lighting and air conditioning.

There is a multi-storey car park at the rear (650 spaces) offering wide parking bays throughout.

Area

Ground Floor	6,713 sq ft (623.69 sq m)
Mezzanine	420 sq ft (39.05 sq m)
Basement	6,164 sq ft (572.67 sq m)

Plans

Plans available upon request.

Tenure

Available by way of a short term lease expiring September 2024.

Rent

Rental offers invited.

Insurance

£6,000 pa + VAT.

Rates

Rateable Value April 2023 Valuation: £67,000

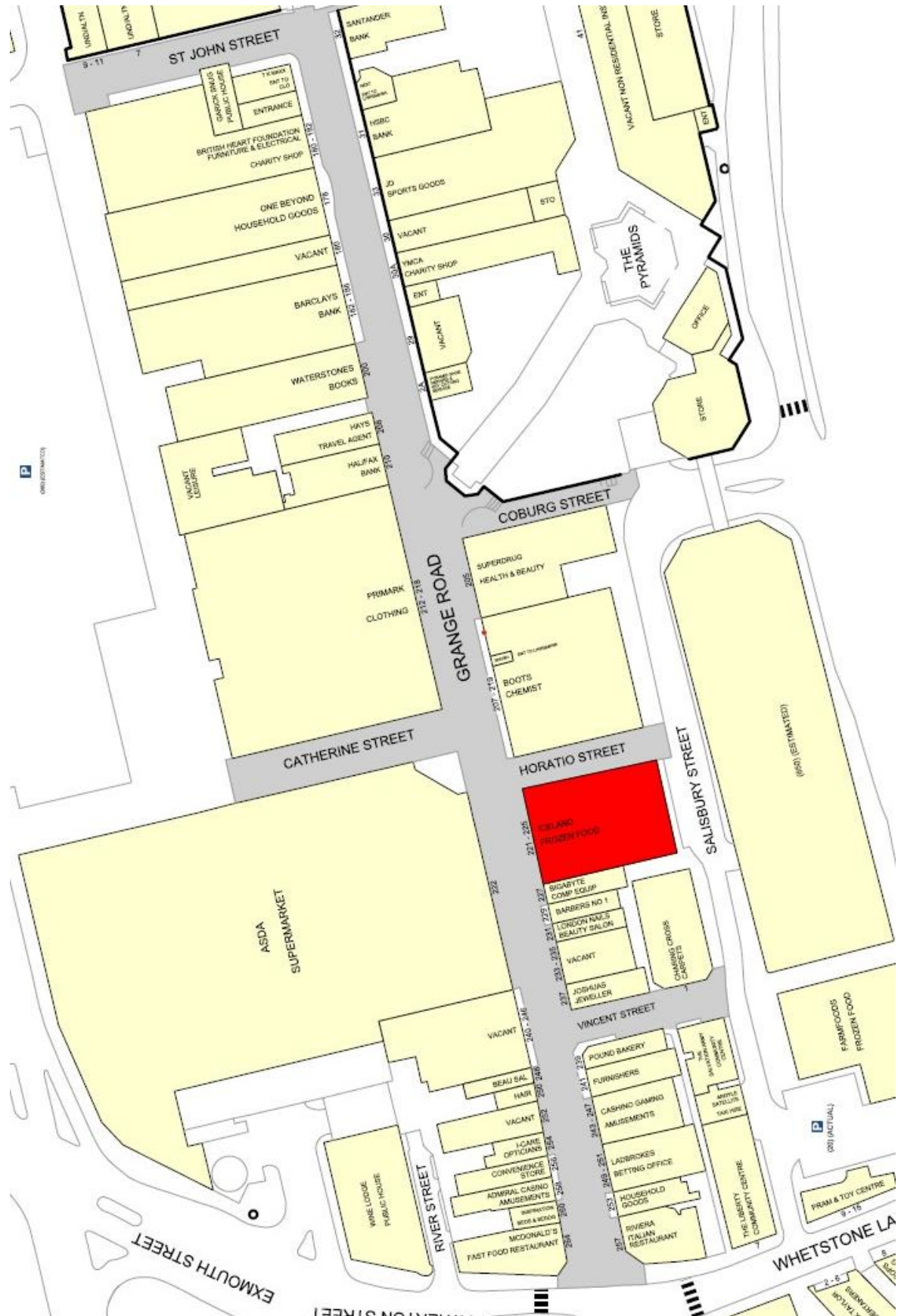
EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

Each party to be responsible for their own legal costs.







For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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