Commercial Property Consultants

forsale

50 Grange Road

West Kirby Wirral Merseyside CH48 4EF

Office/Leisure/Retail Opportunity
Deceptively Spacious Freehold
3,500 sq ft plus landscaped exterior and private parking



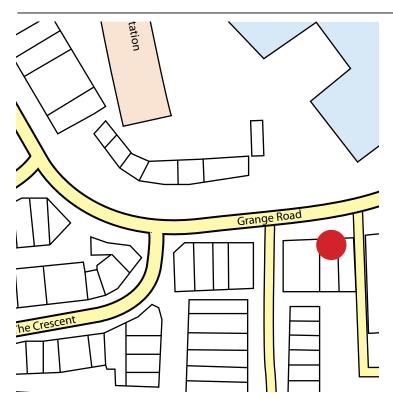
- Town Centre Location
- Fantastic transport links
- Highest Quality Fit out
- On Site Parking
- Quality Internal Offices
- · Landscaped Garden
- Flexible Space

For further information or to arrange a viewing contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

50 Grange Road West Kirby



PRICE

£635,000

RATES PAYABLE 23/24

c£7,200

For viewing and further information please contact Roy Backhouse:

Roy Backhouse Ltd Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT







LOCATION

WestKirby is an affluent town on the Wirral located 10 miles to the east of Liverpool and 18 miles to the north of Chester The subject property fronts Grange Road on the entrance into the town centre from the east JD Wetherspoons are situated adjacent West Kirby Leisure Centre and Train Station are opposite.

DESCRIPTION

The property comprises a multifunctional building currently fitted out as high class offices. One of the best fit outs in the region. The building could be adapted for a variety of uses subject to planning.

TENURE

Freehold.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Ground	153 sq m	1,652 sq ft
First	130 sq m	1,394 sq ft
Second	30 sq m	322 sq ft
Total Area	313 sq m	3,368 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VA

VAT may be payable on the purchase price.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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