

# for sale

**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**

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# 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](mailto:roy@roybackhouse.co.uk)

**SUBJECT TO CONTRACT**



## LOCATION

West Kirby 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.

## VAT

VAT may be payable on the purchase price.

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