

Unit 5 - 35 Grange Road, West Kirby, Wirral, Merseyside, CH48 4DZ

Ref: 65735

LARGE GROUND FLOOR DOUBLE UNIT TO LET AS PART OF WEST KIRBY STATION SHOPS



The property is offered by way of a new lease at a rental of £24,500 per annum (Plus VAT). Internal Repairing, Decorating and Insuring terms (see Below). **A walk-through video is available at <https://youtu.be/-JmLab8Hzqs>**

Location Situated in a Busy & Prominent Main Road
Location in a pleasant Central Position in West Kirby, Wirral. This is a very well-thought-of area with numerous local & National Retailers close by including Costa Coffee, together with Morrisons, Boots, Aldi, Superdrug, Post Office etc. all serving this Well Populated area, which has the benefit of on-street parking nearby and together with a Council Car Park. Situated directly in front of the West Kirby Station Entrance and opposite the main Bus Stops on Grange Road, the property offers an attractive Ground Floor Shop ideal for a variety of Retail or Service uses.

This is a substantial Double Unit that was previously successfully operated by Lloyds Pharmacy. This is an extremely Busy Location adjacent to the West Kirby Concourse with its Library, Sport Hall and Swimming Pool.



Full Details are as follows: -

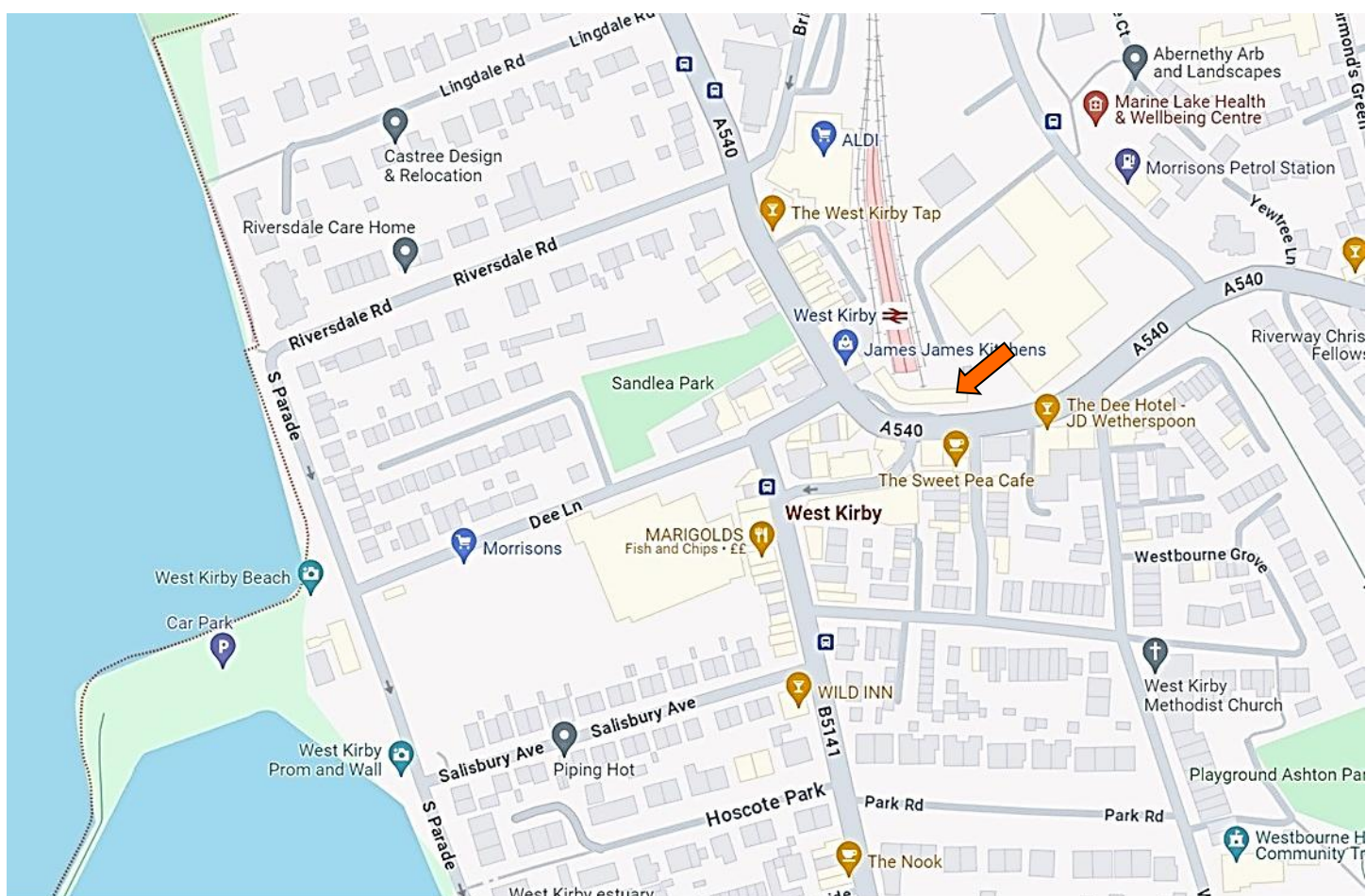


MAIN SHOP (Circa 1,100 sq. ft) 18' X 40' with Internal Electric Roller Shutters to Main Windows, Vinyl Flooring, Illuminated Suspended Ceiling with Inset Spot Lights, Fitted Sink Units, Door to Side. **FRONT AREA** 13'6 X 12 with Internal Electric Roller Shutter to Front Door & Window, Vinyl Flooring, Illuminated Suspended Ceiling with Inset Spot Lights, Electric Down Flow Heater Built into the Ceiling. **REAR LOBBY** 18' X 4'9 with Vinyl Tiled Floor, Door Access to Rear Car Park. **KITCHEN & SEPARATE W.C.** 18' X 7'2 with Single Drainer Stainless Steel Sink Unit with Tiled Surround, 'Tyco' Electric Water Heater, 'Mainrose' Extractor Fan, Wall Mounted Electric Radiator, Fitted Shelving, Vinyl Tiled Floor, 2 Strip Lights, W.C.(Low Suite) with Wash basin having 'Mainrose' Extractor, 'Santon' Water Heater.

REAR CAR PARK with two Car Parking Spaces



Location Map



We understand that the Rateable Value of this unit is £18,000

The Lease Terms

Term: Minimum Term of 3 years. 6 Year Lease with review after 3 years available if preferred.

Rent: £24,500.00 per annum plus VAT, payable quarterly in advance by Standing Order/Direct Debit.

Rent Deposit: £3,500. **Legal Fees:** Tenant will be expected to pay the Landlord's reasonable legal costs.

Repairs: Tenant is responsible for internal repairs, decoration, windows.

Service Charge: £620 plus VAT per quarter. The Service Charge covers the Exterior Buildings Maintenance, Gardening, Commercial Refuse Bins etc.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1st Sept. 2020), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking his prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoings rates etc.

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**