

Unit 3 - 31 Grange Road, West Kirby, Wirral, Merseyside, CH48 4DZ

LARGE CORNER SITED GROUND FLOOR UNIT TO LET

Ref: 65755



The property is offered by way of an Assignment of the existing lease at a rental of £13,500 per annum plus VAT. Internal Repairing, Decorating and Insuring terms (see Below).

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 retailers & National Retailers close by including Costa Coffee (approx. 20 yards away), together with Morrisons, Boots, Aldi, Superdrug, Post Office etc. all serving this Well Populated area, which has the benefit of on-street parking nearby. Situated at the busy entrance/exit to West Kirby Station opposite to the pedestrian crossing, the property offers an attractive Ground Floor Shop ideal for a variety of Retail or Service uses. This is a Large Unit with Two windows to front together with a side window and a rear window/access to the rear Station Plaza. This is one of the most prominently situated retail premises in West Kirby. It is well presented and available for immediate reoccupation at this sensible asking rental.



Full Details are as follows: -

THE CORNER SITED SALES SHOP 24' X 23'10 Maximum with 2 Arch Windows to Front, Mat-well, Vinyl Flooring, Illuminated Suspended Ceiling.

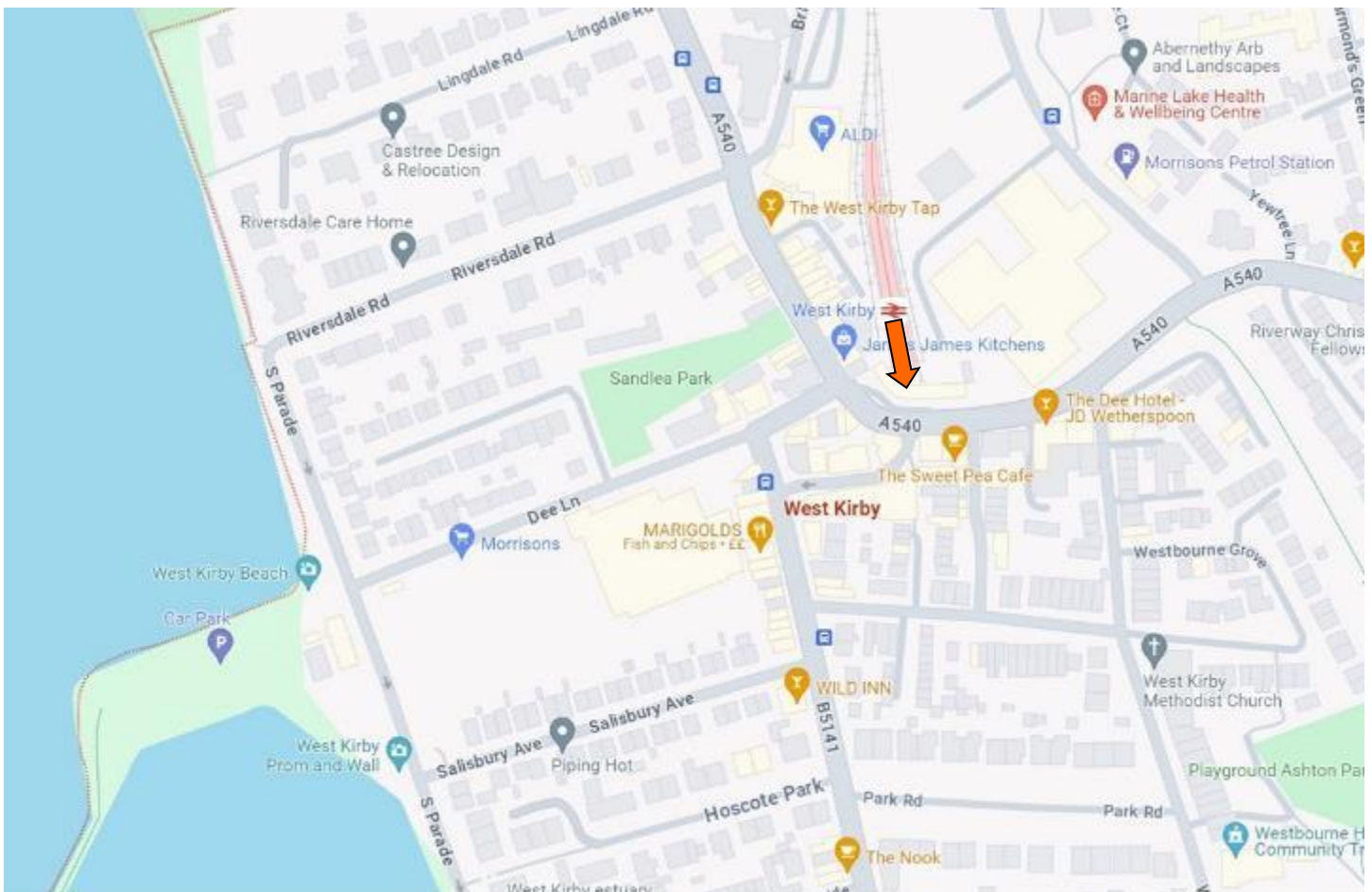


SEPARATE W.C. (Low Suite) with Wash basin having Water Heater, Illuminated Suspended Ceiling, Vinyl Flooring Fitted Cupboard.

REAR CAR PARK with two Car Parking Spaces

Rateable Value of £9,000

Location Map



The Lease Terms

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

Rent: £13,500.00 per annum plus VAT, payable quarterly in advance by Standing Order/Direct Debit.

Rent Deposit: £1,500. **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: £550 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 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**