

LOT  
**29**

**248, 250, 252 Grange Road, Birkenhead, Merseyside CH41 6EB**

**RETAIL INVESTMENT**

Guide Price **£300,000+**



**A freehold town centre retail investment producing £41,900 per annum. The property comprises three individual retail units all separately let.**

**Situated**

The premises occupy an excellent trading position towards the western end of the pedestrianised Grange Road, Birkenhead. Other occupiers in close proximity include Iceland Foods, McDonalds, Subway, Boots, Superdrug, Primark and ASDA.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
248	Mr C Thompson	Sales area 41.40m <sup>2</sup> (446sq ft)	6 months from 9th January 2012 FR & I	£9,600pa	
250	Crown Eye Glass Plc	Sales area 51.4m <sup>2</sup> (553sq ft)	5 years from 29th January 2009 FR & I	£11,500pa	29th January 2013 stepped to £12,500pa
252	J Bateman	Sales area 182m <sup>2</sup> (1959sq ft) Store 9.04m <sup>2</sup> (97sq ft) Staff room 9.93m <sup>2</sup> (101sq ft)	5 years from 29th September 2011 FR & I	£20,800pa	28th September 2016
Total				£41,900pa	
<b>Current Rent Reserved</b>				<b>£41,900pa</b>	