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239-241 Grange Road, Birkenhead, Merseyside CH45 4JA

COMMERCIAL INVESTMENT

Guide price **£165,000 +**



A freehold town centre retail investment currently producing £24,000 per annum. The property comprises two ground floor retail units to let to Sayers the bakers Ltd and a local cafe operator. The basement and two upper floors are vacant and would be suitable for a variety of uses subject to the necessary planning consents.

Situated

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



Not to scale. For identification purposes only

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Tenancy Schedule

NO	PRESENT LESSEE	ACCOMMODATION	RENT PER ANNUM	LEASE TERMS	NEXT RENT REVIEW	NOTES
239	Sayers The Bakers Ltd	Shop 113m ² (1,220 sq ft)	£18,000	10 year lease from 22/11/2010 subject to 5 yearly rent reviews. FR&I	22/11/2015	Tenants break on 6 months notice (notice date 22/05/2015).
241	Tony Davies	Cafe 95m ² (1,020 sq ft)	£6,000	01/02/2010	-	Tenancy at Will. Mutual 3 month break notice. Tenant is responsible for utilities. The current rent payable of £500pcm was agreed by way of a side letter from the landlord dated 31st July 2012. A copy is in the legal pack
239/241	Vacant	Basement 98m ² (1,060 sq ft)	£0			
239/241	Vacant	First & second floor 191m ² (2,057 sq ft)	£0			
			Total Rent £24,000pa			