



Not to scale. For identification purposes only

- **3 Storey commercial property with planning permission to trade as a hot food takeaway.**

Description A vacant 3 storey commercial property arranged as a ground floor retail unit together with basement workshop and a store room to the first floor. The property has until recently been let as a mobile phone store at a rental income of £6,600 per annum. There has previously had full planning permission to trade as a hot food takeaway premises or alternatively could be used for a variety of other uses subject to any necessary consents.

Situated Off Grange Road West on the bend of Charing Cross in a prominent main road position within walking distance to Birkenhead town centre amenities, schooling and transport links.

Basement Work Bench, WC and Sink (4.75m x 4.04m)

Ground Floor Main Sales Area (4.34m x 2.08m), Rear Trading Area (4.09m x 2.01m)

First Floor Store Room (4.75m x 4.65m)