

LOT  
**122**

**248,250,252 Grange Road & 1a River Street, Birkenhead, Merseyside CH41 6EB**

**RETAIL INVESTMENT**

Guide price **£160,000 +**



**A Freehold Town Centre retail investment producing £33,050 per annum. The property comprises three individual retail units.**

**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 Mason Owen



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Not to scale. For identification purposes only

**Note**

The goad plan is for guidance purposes only, the correct boundaries outlined in the two land registry plans within the legal pack

**Tenancy Schedule**

**248/250/252 Grange Road**

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
248	Vacant	Sales area 41.40m <sup>2</sup> (446 sq ft)	N/A	N/A	
250	Crown Eye Glass Plc	Sales area 51.4m <sup>2</sup> (553 sq ft)	5 years from 29th January 2009 FR & I	£12,250 pa	The tenant is currently not in occupation
252	J Bateman	Sales area 182m <sup>2</sup> (1959 sq ft) Store 9.04m <sup>2</sup> (97 sq ft) Staff room 9.93m <sup>2</sup> (101 sq ft)	5 years from 29th September 2011 FR & I	£20,800 pa	28th September 2016
Current rent reserved				£33,050 pa	