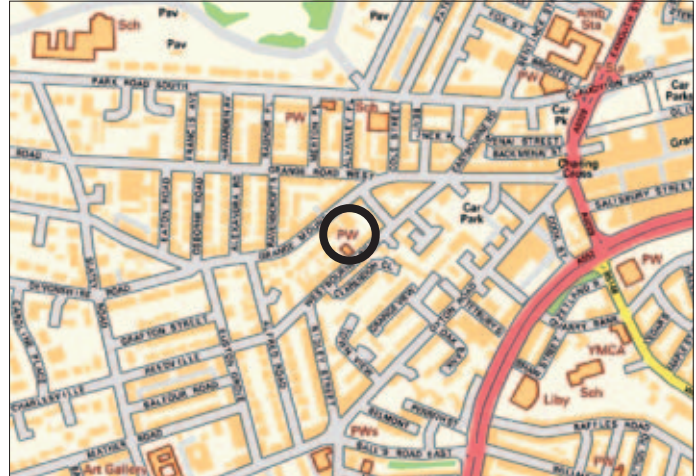


LOT

58

# 3 Grange Mount, Prenton, Merseyside CH43 4XN VACANT COMMERCIAL

Guide price **£25–30,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**The property comprises a two-storey, mid terrace property benefiting from double glazing. The property is in need of repair and modernisation.**

### Situated

The property is located fronting Grange Mount, adjacent to the junction with Grange Road West, in the Prenton area of Wirral and approximately 0.5 miles from Birkenhead town centre. Grange Road West, via Whetstone Lane,

links with the A552 which provides access to Junction 3 of the M53 motorway to the south west. The surrounding area comprises predominantly traditional terraced housing together with retail amenities.

### Basement

XXX

### Ground Floor

Open plan retail area, Rear Room  
48.71m<sup>2</sup> (524ft<sup>2</sup>)

### First Floor

Two further rooms 36.70m<sup>2</sup> (395ft<sup>2</sup>)

### Outside

Rear yard.

### Joint Agents

Edward Symmons and Partners

