

LOT
80

1 Grange Road West, Birkenhead, Merseyside CH41 4BY

*GUIDE PRICE £35,000+



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

Not to scale. For identification purposes only

- **Vacant commercial unit. Newly refurbished. Electric roller shutters.**

Description A vacant self-contained ground floor retail unit within a three storey property benefiting from electric roller shutters. The property has been refurbished and would be suitable for occupation with a potential rental income in excess of £5,200 per annum. The upper floors have been sold off separately and are not included in the sale.

Situated Fronting Grange Road West in a prominent main road position within walking distance of Birkenhead town centre amenities.

Basement Two Rooms.

Ground Floor Main Sales Area, Kitchenette, WC.