£154,999

42 Grange Road West

Wirral | Birkenhead | CH41 4DA

PROPERTY CENTRE

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DESCRIPTION

A great opportunity to purchase this well maintained freehold shop and 2 bedroom flat above, which is presently tenanted, but vacant possession can be offered.

Location:

SUMMARY

Offering generous well presented accommodation, the shop is presently rented for £550 pcm and the flat at £495 pcm. Both leases have now lapsed, so vacant possession can be offered if required.

Enjoying a great commercial spot on Grange Road West, just a stone's throw from Birkenhead town centre, this property has a great deal of passing trade and a high footfall which is ideal for a new or expanding business. With an abundance of public transport services within a short walk away this is a good spot for commuters and Birkenhead Tunnel is just round the corner so gives great access to Liverpool.

This would be an ideal opportunity for a single 'hands on' operator looking to develop a business whilst taking advantage of the flat above, or alternatively, someone looking for an investment property with ready made tenants in situ.

Briefly comprising to the ground floor: bright and airy trading areas with fully glazed floor to ceiling windows and entrance door, office/store room, kitchen and w.c. and access to rear yard. On the First Floor, there is a nicely fitted kitchen with modern light oak units with oven, hob and extractor fan, plumbing for washing machine and dishwasher, and access to rear external staircase. Lounge with feature cast iron fireplace and Oak overmantle, 2nd bedroom, and fully tiled bathroom with modern suite and shower attachment. The Master Bedroom is located on the second floor. The property benefits from uPVC double glazing, remote shutters to the shop, gas central heating and secure allocated parking to rear.

Early viewing recommended, as interest is expected to be keen.