

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Office, Retail

56-60 Grange Road, West Kirby, Wirral, CH48 4EG



Description

The property is currently fitted out to a high standard as a doctors surgery. Arranged over two floors it extends to 273.34 sq.m (2,942 sq.ft) there is a lift giving access to the first floor.

Location

The premises are located on the corner of Grange Road and Westbourne Road in West Kirby Town Centre. The location has excellent transport links with the train and bus stations opposite. There is also off street parking close by.

0151 647 9272

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Rental Price

£33,600 per annum

Accommodation

Ground Floor	148.40m ²	1597ft ²
First Floor	124.94m ²	1345ft ²

The accommodation is sub-divided to provide on the ground floor, a waiting area, five consultation rooms, kitchen sluice room and wc facilities. To the first floor there are a further three consultation rooms, practice managers office, conference room, storage and WC.

Legal Costs

Each party will bear their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of vat.

Tenure

The property is available either by way of an assignment of the existing 20 year full repairing and insuring lease which commenced on the 3rd October 2011 or alternatively by way of a new sub-lease on terms to be agreed.

Rating Assessment

Rateable Value	£12,000
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Other Info

Viewing strongly recommended.

Strictly by arrangement with the sole agents:



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

T: 0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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Energy Performance Certificate

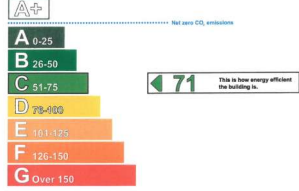
56-60, Grange Road
West Kirby
Wirral
CH48 4EG

Certificate Reference Number:
0991-9713-8430-2000-8903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/kepbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 312
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 111.12

Benchmarks

Buildings similar to this one could have ratings as follows:
71 Energy built
84 If typical of the existing stock

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