

**FOR SALE**  
**RETAIL UNIT WITH POTENTIAL**  
**FOR RESIDENTIAL**  
**DEVELOPMENT (STP)**

50 Grange Road, West Kirby,  
Wirral, CH48 4EF

**LOCATION**

West Kirby is an affluent town on the Wirral located 10 miles to the east of Liverpool and 18 miles to the north of Chester. The subject property fronts Grange Road on the entrance into the town centre from the east. JD Wetherspoons are situated adjacent West Kirby Leisure Centre and Train Station are opposite.

**DESCRIPTION**

The property is fully fitted as a bar at ground floor and bar/café at the rear of the first floor complete with kitchen and toilet facilities. The ground floor leads out to an outside seating area with a balcony to the rear of the first floor. The front of the first floor and the second floor is currently used for storage. Access to the rear is via an alleyway to the right-hand side of JD Wetherspoons.

**ACCOMODATION**

The premises comprise the following approximate net internal floor areas:

Ground Floor – 1,652 sq ft plus outside seating area  
First Floor – 1,394 sq ft plus balcony  
Second Floor – 322 sq ft

**TENURE**

Freehold with vacant possession from 18<sup>th</sup> September 2020 on one month's notice. For further information please contact the selling agent.

**PRICE**

Offers sought in excess of £300,000.

**PLANNING**

The rear of first floor has planning for a mixed used cafe/drinking establishment (A3/A4 Use Class). APP/15/00167.

The entire ground floor has planning for A1 retail (A1 Use Class). A retrospective planning application has been submitted by the existing tenant for change of use of part of the ground floor to a drinking establishment (A4 Use Class) and rationalisation of operations with the use of the first floor of the building (A3/A4 Mixed Use). APP/19/00846.



There is scope to retain the front of the ground floor for retail use and convert the remainder to residential, subject to planning. Prospective purchasers are advised to make their own enquiries with Wirral Council regarding a change of use to residential.

**BUSINESS RATES**

The unit will need to be re-assessed for rating purposes.

There is 100% rates relief for 12 months from 1 April 2020. In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of up to £15,000 and between £15,000 and £51,000 can apply for a cash grant of £10,000 and £25,000 respectively.

For further details visit Gov.uk or contact the business rates department in the local authority. Interested parties should make their own enquiries with the Rates Department at Wirral Council.

**LEGAL COSTS**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**EPC**

Energy Performance Asset Rating – B

**FURTHER INFORMATION**

All furnishings and trade fittings are available by the way of separate negotiation A full inventory can be made available.

**VIEWINGS**

Strictly by arrangement through the sole selling agents. Viewing is at the persons own risk.

**SUBJECT TO CONTRACT**

Details prepared June 2020

**CONTACT**

Andrew McGuinness. Mobile: 07769 641 622  
[andrew@barkerproudlove.co.uk](mailto:andrew@barkerproudlove.co.uk)



West Kirby



Experian Road Plan Created: 01/06/2020  
Created By: Barker Proudlove Ltd



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0945 601 6011

**IMPORTANT NOTICE:** Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2019.