

# Smith

## AND SONS

PROPERTY CONSULTANTS

ESTABLISHED  
175 YEARS  
1840

TO LET

FOR SALE

Office, Retail

72 Argyle Street, Birkenhead, Wirral CH41 6AF



### Description

The premises includes a basement and ground floor unit suitable for retail or office use with the potential to expand the letting to the first floor if desired. The property also benefits from electric roller shutters and would be suitable for a variety of uses subject to planning. The freehold of the whole property is also for sale.

### Location

The property is located on a busy main road within the commercial centre of Birkenhead, with the main shopping precinct being minutes away. The premises is within close proximity of transport links such as bus and railway stations and is close to the Birkenhead Tunnel.

0151 647 9272

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## Sale Price

£160,000

## Rental Price

£5,200

## Accommodation

Ground Floor Sales Area	25.27m <sup>2</sup>	272ft <sup>2</sup>
Rear Ground Floor Sales Area	15.16m <sup>2</sup>	163ft <sup>2</sup>
Basement	26.49m <sup>2</sup>	285ft <sup>2</sup>
First Floor	43.34m <sup>2</sup>	467ft <sup>2</sup>

The property being offered to let has a large shop front and is split over two levels. However there is also additional first floor accommodation which can be included, if required.

## Legal Costs

The ingoing tenants to be responsible for our clients reasonable legal costs incurred in the preparation of the new Lease and Counterpart

## VAT Statement

All price and rents quoted are exclusive of VAT.

## Tenure

By way of new lease the length of which is negotiable. Alternatively, the freehold of the whole is for sale.

## Rating Assessment

Rateable Value 2018/2019	£3,100
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strictly by appointment with sole agent



## Tom Carew

Commercial Agency

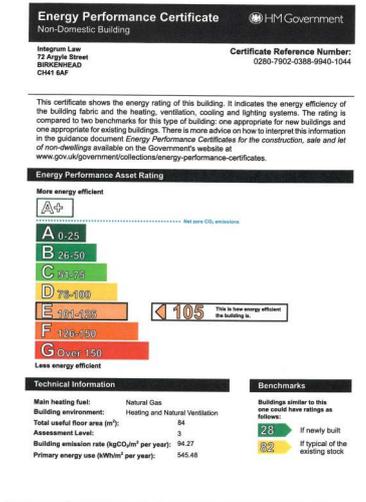
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