

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Office

Ground Floor And Basement 9 Hamilton Square, Birkenhead CH41 6AU



Description

Overlooking the picturesque gardens of Hamilton Square, the accommodation forms part of a Grade 1 Listed Georgian building which has been refurbished to a high standard and has self contained dedicated access. The premises extend to 120.22 m² (1,294ft²).

Location

The premises are located in Hamilton Square in the heart of the commercial centre of Wirral. Hamilton Square Merseyrail Station is within two minutes walk, as are stops for the major bus routes. The location benefits from excellent road access via the A41 to the M53 Motorway and the Kingsway Tunnel to Liverpool.

0151 647 9272

Ground Floor And Basement 9 Hamilton Square, Birkenhead CH41 6AU

Rental Price

£12,000 per annum plus VAT

Accommodation

Ground Floor	54.16m ²	583ft ²
Basement	66.05m ²	711ft ²

Kitchen and WC facilities on both floors.

Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of VAT, but are liable for VAT at the prevailing rate.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, the length of which is negotiable.

Rating Assessment

Rates Payable 2020	£2,651.40
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Strictly by arrangement with agent. Contact :



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