

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

FOR SALE

Office, Retail

2a Price Street, Birkenhead, Wirral, CH41 6JN



Description

The property comprises a three storey commercial premises formerly used as a bar/club but would be suitable for a variety of alternative uses, office, retail, residential, subject to planning permission. The premises extend to 259.39 sq.m (2,792 sq.ft). In addition there is parking for up to eight cars.

Location

The property is located close to Hamilton Square, which has excellent transport links being situated on all the major bus routes, close to both Hamilton Square and Conway Park Merseyrail stations and the Birkenhead Road Tunnel.

0151 647 9272

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Sale Price

£250,000

Rental Price

£25,000 per annum

Accommodation

Ground Floor	78.60m ²	846ft ²
First Floor	93.46m ²	1006ft ²
Second Floor	87.33m ²	940ft ²

Ladies and Gents WC facilities located on the Mezzanine landings. Car parking for eight cars.

Legal Costs

Each party will bear their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of vat if applicable.

Tenure

The premises are available by way of a freehold sale or a new full repairing and Insuring lease the length of which is negotiable.

Rating Assessment

Rateable Value	£24,000
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Strictly by arrangement with the sole agents :



Tom Carew

Commercial Agency

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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.