

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**FOR SALE**

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Industrial

108 Church Street, Birkenhead, CH41 5EQ

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### Description

The property comprises a large brick built warehouse premises in three bays extending to 1,443.53 sq.m (15,538 sq.ft)

### Location

The property is located on the Priory Industrial Estate a short distance from the A41 and Birkenhead town centre. The premises has vehicular access from both Church Street to the north and Priory Street to the south. Suitable for warehousing and/or trade counter use.

0151 647 9272

# 108 Church Street, Birkenhead, CH41 5EQ

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## Sale Price

Offers in excess of £250,000

## Tenure

Freehold

## Accommodation

Bay 1	662.02m <sup>2</sup>	7126ft <sup>2</sup>
Bay 2	646.88m <sup>2</sup>	6963ft <sup>2</sup>
Lean to	134.61m <sup>2</sup>	1449ft <sup>2</sup>

## Rating Assessment

Rates Payable 2020	£15,957.50
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## Legal Costs

Each party will bear their own legal costs.

## VAT Statement

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

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Strictly by arrangement with the sole agents:



### Tom Carew

Commercial Agency

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T: 0151 647 9272

**0151 647 9272**

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