

Office

32 Hamilton Square, Birkenhead CH41 6AZ



Description

The property comprises a Grade I listed building arranged over basement, ground, first, second and third floors, providing 281.5 sq.m. (3,030 sq.ft.). There are 6 allocated car parking spaces to the rear.

Location

Situated in Hamilton Square, the largest Grade I Listed Square outside London, overlooking the picturesque gardens. There are two Merseyrail train stations within a few minutes walk, as are stops for all major bus routes. Hamilton Square benefits from excellent road access via the A41 Dock Link Road to the M53 and the Queensway Tunnel to Liverpool and John Lennon Airport.

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Sale Price

NOW REDUCED TO : Offers in the region of
£280,000

Tenure

Freehold

Accommodation

Ground Floor	60m ²	646ft ²
First Floor	53m ²	570ft ²
Second Floor	55.5m ²	597ft ²
Third Floor	60.6m ²	652ft ²
Basement	61.4m ²	66.1ft ²
Total	281.5m ²	3030ft ²

Rating Assessment

Rateable Value	£13,500
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices quoted are exclusive of VAT

Strictly by arrangement with agents. Contact :



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Commercial Agency / Management

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