

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

FOR SALE

Retail

22 Oxtan Road, Birkenhead CH41 2QJ



Description

The premises comprise a lock up shop unit extending to 65.03 m² (700 ft²) and arranged over two floors. It was formerly used as a Estate Agents office but would be suitable for a variety of uses subject to planning.

INCENTIVES AVAILABLE

Location

The premises is located in a well established parade of commercial shops close to Charing Cross and the Pyramid Shopping Centre.

0151 647 9272

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Sale Price

offers in the region £50,000

Rental Price

£7,000 per annum

Accommodation

Sales Area	337.9m ²	408ft ²
First Floor	27.13m ²	292ft ²

W.C & Kitchen facilities

Legal Costs

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

VAT Statement

All price and rents quoted are exclusive of VAT.

Tenure

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

Rating Assessment

Rateable Value	£3,950
	May qualify for Small Business Rate Relief

Other Info

Incentives for letting available.

Strictly by appointment with:



Sean Seery
Residential / Commercial Management
E: sts@smithandsons.net
T: 0151 647 9272

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