

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

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**FOR SALE**

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### Investment

5 & 6 Priory Mews, Monks Ferry, Birkenhead CH41 5AZ

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#### Description

The property is let to Moore Skills for a term of five years from 1st June 2016 at a rental of £15,000 per annum. There is a tenant only break at the end of the third year. The premises are double glazed and benefit from 3 compartment perimeter trunking, suspended ceilings with cat II lighting. THE PREMISES HAVE PANORAMIC VIEWS OF THE LIVERPOOL WATERFRONT.

#### Location

The premises are situated in a modern development on the river front at Monks Ferry a short distance from the commercial centre of Birkenhead at Hamilton Square. The property comprises a self-contained office building providing a net lettable floor area of 138m<sup>2</sup> (1,495 ft<sup>2</sup>) with 7 dedicated on-site parking spaces.

0151 647 9272

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## Sale Price

£180,000 (long lease at peppercorn rent)

## Tenure

A long leasehold interest at a peppercorn rent.

## Accommodation

Ground Floor	70m <sup>2</sup>	754ft <sup>2</sup>
First Floor	69m <sup>2</sup>	742ft <sup>2</sup>

## Rating Assessment

Rateable Value	£17,000
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## Legal Costs

Each party bears their own legal costs.

## VAT Statement

All price and rents quoted are exclusive of VAT.

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By arrangement with the sole agent



### Jason Wadeson

Commercial Agency / Management

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