

Offices

FOR SALE

## 60 HAMILTON SQUARE, BIRKENHEAD CH41 5AT

**LOCATION :** The property is situated in Hamilton Square, which is the largest Grade I Listed Square outside London. The offices are located on the east side of the Square overlooking the picturesque gardens, within easy reach of all the principal transport links including Hamilton Square Railway Station, Mersey Tunnel, M53 and bus links.



**DESCRIPTION :** Grade I Listed building arranged over basement, ground, first, second and third floors in traditional settings with full height windows providing excellent natural daylight. The property is ideally suited for conversion into residential units, subject to planning

## 60 HAMILTON SQUARE, BIRKENHEAD CH41 5AT

**SALE PRICE :** £360,000

**ACCOMMODATION :**

Ground Floor	71.80m <sup>2</sup>	802ft <sup>2</sup>
First Floor	62.60m <sup>2</sup>	748ft <sup>2</sup>
Second Floor	69.00m <sup>2</sup>	751ft <sup>2</sup>
Third Floor	42.20m <sup>2</sup>	572ft <sup>2</sup>
Basement	71.71m <sup>2</sup>	772ft <sup>2</sup>

**LEGAL COSTS :**

Each party is responsible for their own legal costs

**TENURE :** Freehold

**VAT STATEMENT :** All prices quoted are exclusive of VAT.

**VIEWING :** Strictly by arrangement with Agents Office. Contact

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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.

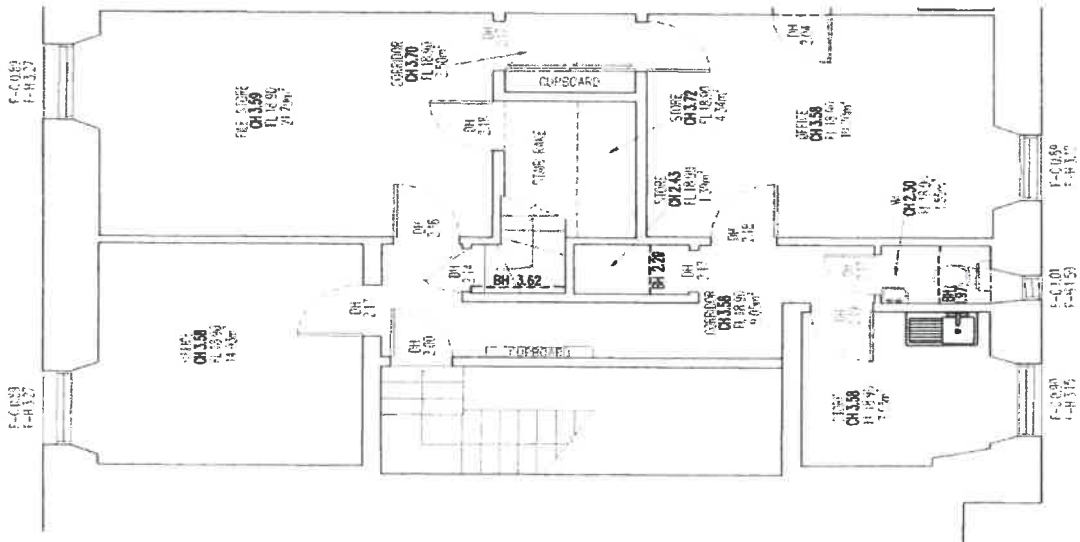
PHOTOGRAPHS



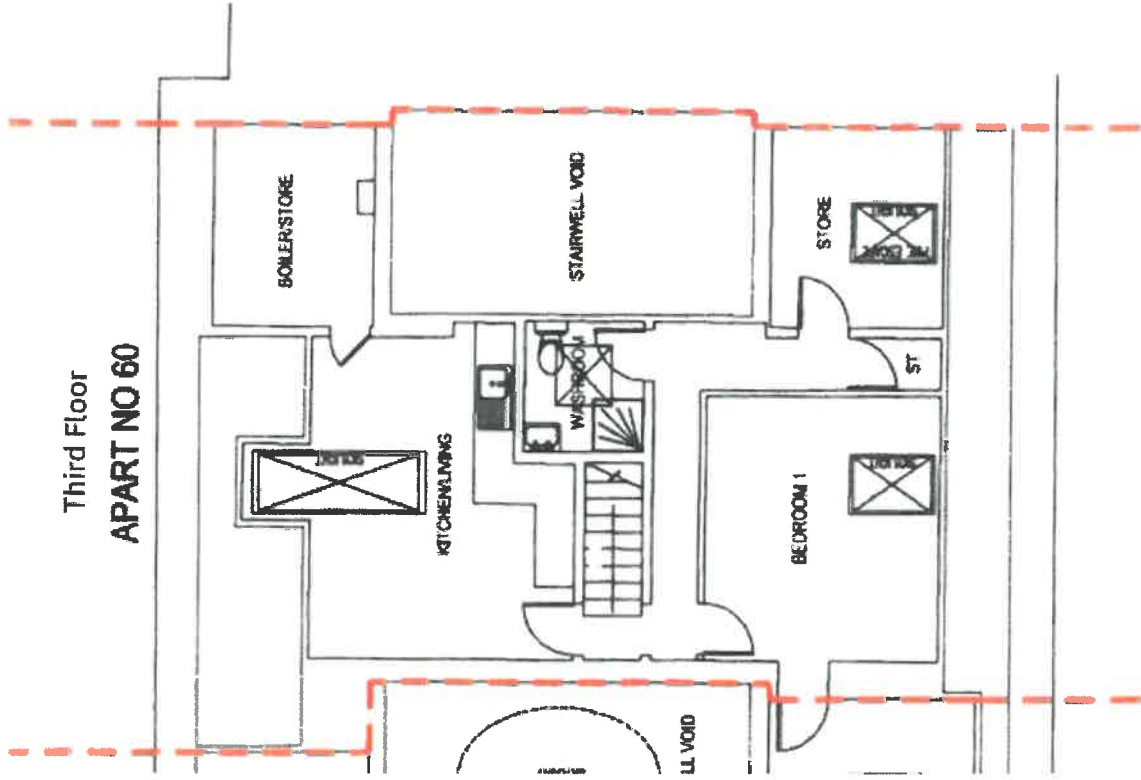


FLOOR PLANS

Second Floor NUMBER 60



Third Floor  
APART NO 60



# Energy Performance Certificate

Non-Domestic Building



**BASEMENT**  
60, Hamilton Square  
BIRKENHEAD  
CH41 5AT

**Certificate Reference Number:**  
0041-0738-9409-7223-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

..... Net zero CO<sub>2</sub> emissions

**93** This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	100
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	42.24
Primary energy use (kWh/m <sup>2</sup> per year):	245.67

## Benchmarks

Buildings similar to this one could have ratings as follows:

<b>36</b>	If newly built
<b>106</b>	If typical of the existing stock

# Energy Performance Certificate

Non-Domestic Building



GROUND, FIRST & SECOND FLOOR  
60, Hamilton Square  
BIRKENHEAD  
CH41 5AT

Certificate Reference Number:  
0230-4943-0308-9022-7070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 73 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	314
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	40.94
Primary energy use (kWh/m <sup>2</sup> per year):	236.6

## Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

85 If typical of the existing stock