

Offices

TO LET

FOR SALE

118 CLEVELAND STREET, BIRKENHEAD CH41 3QP

LOCATION : The property is located on Cleveland Street (A5030) which has excellent transport links from Birkenhead town centre to Liverpool via the Mersey road tunnels and the national motorway network via the A41 and M53 mid Wirral motorway.



DESCRIPTION : The premises were formerly occupied by Senar Precision Engineering Ltd who were a manufacturer of high precision aerospace tooling and components. The premises extend to 1,549.25 m² (16,676ft²) and comprise an engineering workshop, offices and welfare facilities. Outside there is a secure yard and forecourt and off-street car parking. The premises benefit from a 200kVa power supply and a compressor. The workshop has a minimum eaves height of 5.59m. The premises have recently been extensively cleaned and decorated to improve facility for use as either industrial or warehouse facility.

VIEWING IS STRONGLY RECOMMENDED.

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SALE PRICE Offers over £350,000

RENTAL £35,000 per annum

ACCOMMODATION

Ground Floor Offices	185.25m ²	1994 ft ²
First Floor Offices	186.45m ²	2007 ft ²
Main Workshop	1035.85m ²	11150 ft ²
Mezzanine	141.69m ²	1525 ft ²

Ladies and Gents w.c. facilities

Outside there is a yard, forecourt and car parking.

LEGAL COSTS

Each party is responsible for their own legal costs

VAT STATEMENT

We understand VAT is not payable on the rent or purchase price.

TENURE

The property is available by way of a new full repairing and insuring lease or a sale of the owners long leasehold interest. The property is held on a 99 year lease from 1969 at a fixed ground rent of £286 per annum.

RATING ASSESSMENT

Rateable Value 2018/2019 - £34,250

VIEWING

Strictly by arrangement with agents office. Contact :

Tom Carew

Commercial Agency

Email : tcc@smithandsons.net

Telephone : 0151 647 9272

www.smithandsons.net

51/52 Hamilton Square, Birkenhead, Wirral, CH41 5BN

Tel 0151 647 9272

Fax 0151 650 1668

DX 17876 Birkenhead

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.



Energy Performance Certificate

Non-Domestic Building



L V W Senar Ltd
118 Cleveland Street
BIRKENHEAD
CH41 3QP

Certificate Reference Number:
9731-3054-0278-0800-2391

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.

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 CO₂ emissions

◀ 104

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 ²):	1689
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	89.3
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

77

If typical of the existing stock