

Gainmill House

HAMILTON SQUARE · BIRKENHEAD · WIRRAL · CH41 5AT



A TERRACE OF 3 BUILDINGS
FREEHOLD INVESTMENT FOR SALE

Gainmill House



60, 61 & 62 HAMILTON SQUARE

Location

Gainmill House, built in 1848, is located on the West side of Hamilton Square in Birkenhead and lies adjacent to the iconic Town Hall (pictured right) in Hamilton Square.

Hamilton Square is of national importance as the largest Listed Victorian Square outside London. Gainmill House enjoys all the unique features of the Victorian period, whilst offering a modern working office environment.

Description

Gainmill House is a terrace of three buildings. Each of the buildings has been refurbished to a very high standard to facilitate single or multiple tenanted modern offices.

The three basement office suites have separate access.

There is a top floor apartment in each of the buildings.

The car park, at the rear, caters for 15 cars and is accessed by a controlled entrance.



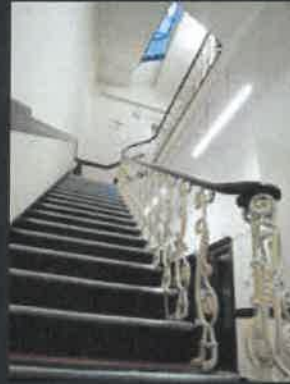
The unique Banking Hall may be accessed from either the car park or through No 62 Hamilton Square.

The Mews Building on Albion Street is currently used as the offices for Gainmill Limited, which also has the access to the car park for Gainmill House.

Sale of Gainmill House comes with substantial fixtures and fittings and a large furniture inventory.



THE MEWS BUILDING, THE BANKING HALL & CAR PARK



Gainmill House

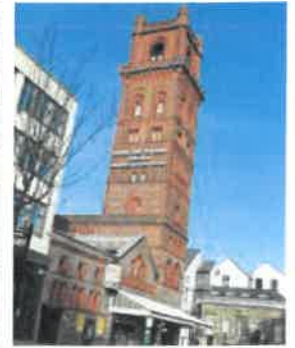
60, 61 & 62 HAMILTON SQUARE

THE BANKING HALL INTERIOR

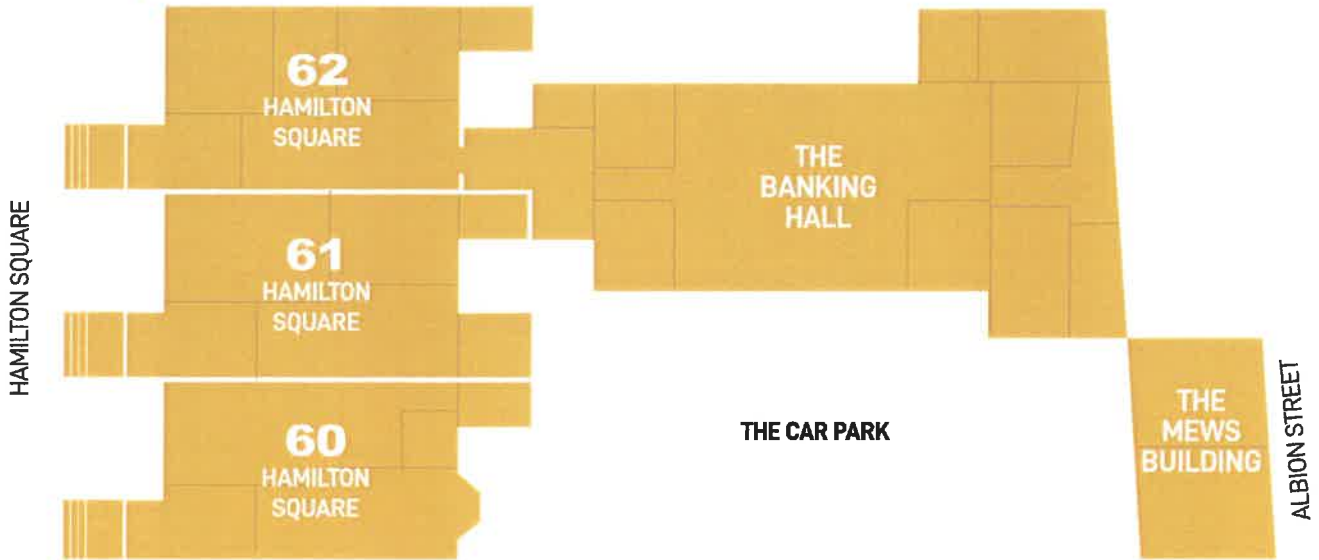


TOP FLOOR APARTMENT





Tenancy Schedule



ADDRESS	LOCATION	TENANT/USE	SQ/FT	COMM DATE	LEASE TERM	EXP DATE	EPC RATING	CAR SPACES
60 HAMILTON SQUARE	BASEMENT	EDUCATIONAL					D93	
	GROUND FLOOR	EDUCATIONAL		01/08/2019	5 YEARS	31/07/2024	C73	
	FIRST FLOOR	EDUCATIONAL		01/08/2019	5 YEARS	31/07/2024	C73	
	SECOND FLOOR	EDUCATIONAL		01/08/2019	5 YEARS	31/07/2024	C73	
	APART 3RD FLOOR	EDUCATIONAL		01/08/2019	5 YEARS	31/07/2024	D57	5
TOTAL			3275					
61 HAMILTON SQUARE	BASEMENT	FINANCIAL ADVISORS		01/09/2011	5 YEARS	31/08/2024	D79	2
	GROUND FLOOR	FINANCIAL TRAINING		01/10/2014	3 YEARS	31/11/22	C73	
	FIRST FLOOR	ACCOUNTANTS		01/12/2019	3 YEARS	31/11/22	C73	
	SECOND FLOOR						C73	
	APART 3RD FLOOR	RESIDENTIAL		16/01/2018	ROLLING		D58	
TOTAL			3275					
62 HAMILTON SQUARE	BASEMENT	MEDICAL SERVICES		01/05/2019	5 YEARS	30/04/2024	D78	
	GROUND FLOOR	CHIROPODISTS		01/10/2009	5 YEARS	01/03/2025	C74	
	FIRST FLOOR	SOLICITORS		01/08/2014	3 YEARS	30/11/2022	C74	
	SECOND FLOOR	LEGAL SERVICES		01/02/2017	3 YEARS	30/11/2022	C74	
	APART 3RD FLOOR	RESIDENTIAL		01/10/2017	ROLLING		D58	
TOTAL			3275					
BANKING HALL	TOTAL AREA	EDUCATIONAL	4160	01/09/2018	3 YEAR	31/08/2021	D99	2
1 ALBION STREET	OFFICES/RESI	GAINMILL LTD	1820	01/01/2005				D94
CAR PARK	VACANT SPACES		3681					6
GRAND TOTAL			19486					15



Travel Links

Hamilton Square is 7 mins from Liverpool Lime Street National Rail station, via Merseyside train station 3 minutes away.

All the main bus corridors stop on Hamilton Street 3 minutes away.

Queensway and Kingsway road tunnels are within 5 minutes and 15 minutes. Connecting Birkenhead to Liverpool in about 10 minutes.

The main shopping precinct is within 10 minutes.

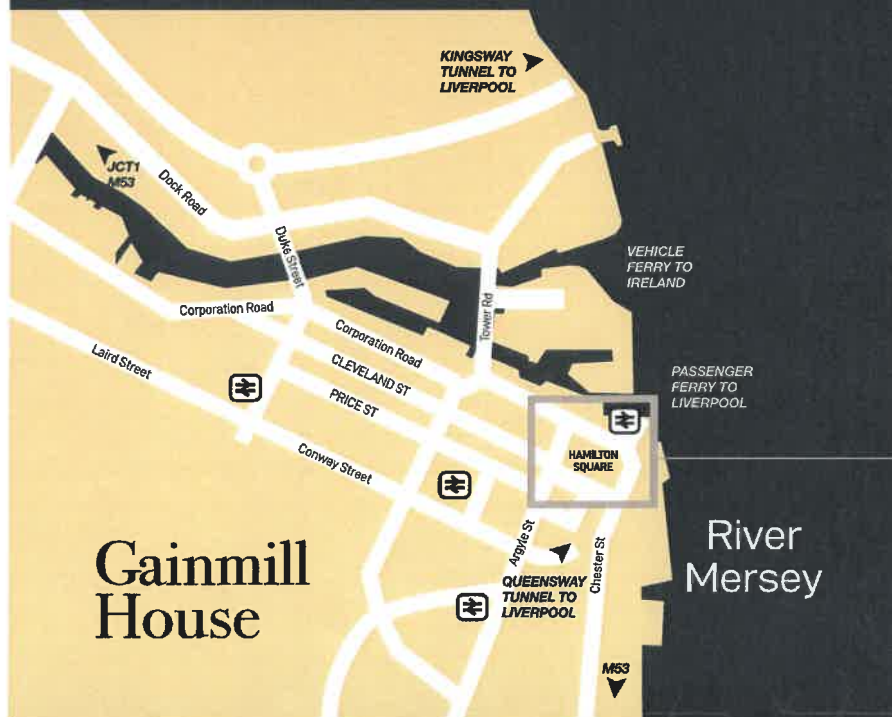
The M53, M56 and M62 motorways are 10 minutes away.

Birkenhead Development Plan

Wirral Waters is the largest and most exciting regeneration project in the UK, transforming 500 acres of Birkenhead dockland.

A PEEL L&P DEVELOPMENT PROJECT

See www.wirralwaters.co.uk



Service Charge

Whilst most tenants pay their own bills, some in the shared building units are apportioned the costs on a pre-paid basis. All tenants pay a (equated to office size) contribution towards general costs, to include Gas, Electricity, Water, Waste Disposal, Security, Insurance, Fire Alarm and General External Maintenance.

VAT

GAINMILL LIMITED has elected not to charge VAT.

Proposal

GAINMILL LIMITED are inviting offers in the region of £1,600,000 for the Freehold Interest in Gainmill House.

Gainmill House is an opportunity to purchase a highly successful on-going business, established since 1981, generating £150,000 per year in rent.

Plans and Rents

Full plans and rent schedules available on request.

Option

GAINMILL LIMITED (Est 1981 Reg no 01567328) owns GAINMILL HOLDINGS LTD (Est 2006 reg no 06029010) who in turn owns GAINMILL HOUSE.

The company shares of GAINMILL HOLDINGS LTD may be purchased with the usual Tax indemnity provided.

For further discussion, information and viewing, please contact:



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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.

