

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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Office, Retail

6-8 Clifton Crescent, Birkenhead, Currently Unavailable

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### Description

The premises comprise a lock up shop/office unit with basement storage. Previously used as an office the premises would be suitable for variety of uses subject to planning. THESE PREMISES ARE UNABLE TO BE LET UNTIL FURTHER NOTICE.

### Location

The property occupies a prominent main road position at the junction of Borough Road and Argyle Street in Birkenhead town centre opposite Central Merseyrail station.

0151 647 9272

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## Rental Price

£6,000 per annum

## Accommodation

Main Sales	46.73m <sup>2</sup>	503ft <sup>2</sup>
Office	6.87m <sup>2</sup>	74ft <sup>2</sup>
Kitchen	2.42m <sup>2</sup>	26ft <sup>2</sup>

Basement Storage and WC Facilities

## Legal Costs

The ingoing tenant is responsible for the landlords legal costs.

## VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

## Tenure

The premises are available by way of a new lease the length of which is negotiable. The tenants are responsible for all repairs and decorations and to repay to the landlord the buildings insurance premium.

## Rating Assessment

Rates Payable 2020	£2,013
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Strictly by arrangement with the sole agent:



### Tom Carew

Commercial Agency

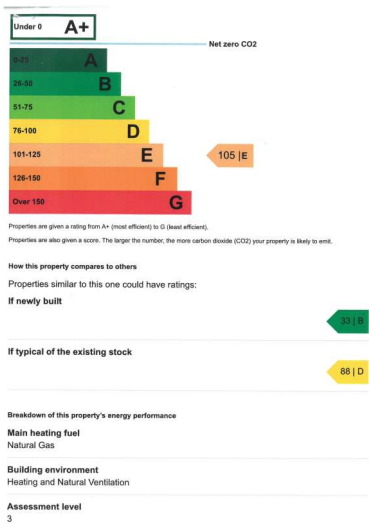
E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

T: 0151 647 9272

**0151 647 9272**

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.

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