

Office

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



Description

Self-contained office building providing a net lettable floor area of 13.86 m² (1,495 ft²) with 3 dedicated on-site parking spaces. The premises are double glazed and benefit from 3 compartment perimeter trunking and 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.

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Sale Price

£175,000 (long lease at a peppercorn rent)

Rental Price

£15,000 per annum

Accommodation

| | | |
|--------------|------------------|--------------------|
| Ground Floor | 70m ² | 754ft ² |
| First Floor | 69m ² | 742ft ² |

Kitchen and WC facilities

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

The property is available by way of a new full repairing and insuring lease the length of which is negotiable, or for sale at £175,000 (long lease at peppercorn rent)

Rating Assessment

| | |
|--------------------|--------|
| Rates Payable 2020 | £8,347 |
|--------------------|--------|

Strictly by arrangement with agents. Contact



Jason Wadeson

Commercial Agency / Management

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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.

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