

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

FOR SALE

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.

0151 647 9272

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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
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Strictly by arrangement with agents. Contact



Jason Wadeson

Commercial Agency / Management

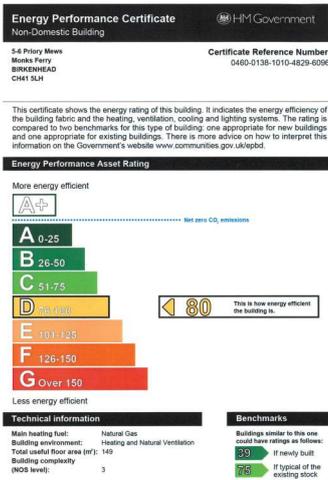
E: jxw@smithandsons.net

T: 0151 647 9272

0151 647 9272

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