

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Industrial

2 Camperdown Street, Birkenhead, Wirral CH41 5HL



Description

The property comprises a garage / workshop split over two floors, extending to 869 sq.ft. (80.73 sq.m.) The property has a small kitchen and WC facilities on the ground floor with an office on the first floor.

Location

The property is located adjacent to Hamilton Square the main commercial centre of Wirral and opposite Duncan Street public car park.

0151 647 9272

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Rental Price

£8,000 per annum

Tenure

By way of a new FR & I lease the length of which is negotiable.

Accommodation

Ground Floor	54.90m ²	591ft ²
First Floor	25.92m ²	278.8ft ²

Kitchen and WC facilities

Rating Assessment

Rateable Value	£3,800
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Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by arrangement with Agent. Contact :



Tom Carew

Commercial Agency

E: 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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25/04/2022, 09:44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

1/23 Moore 2 Camperdown Street Birkenhead CH41 5HL	E	Valid until: 1 August 2029 Certificate number: 0999-9874311-9630-9644
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Property type: B1 Offices and Workshop businesses
Total floor area: 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.

How this property compares to others

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Properties similar to this one could have ratings:

- If newly built: 124
- If typical of the existing stock: 124

Properties are given a rating from A+ (most efficient) to G (least efficient).

https://find-energy-certificates.service.gov.uk/energy-certificates/0999-9874311-9630-9644/summary

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