

# Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED  
175 YEARS  
1840

TO LET

FOR SALE

Industrial, Office, Retail

192 Bidston Avenue, Birkenhead CH41 0DU



## Description

The property is an extensive mixture of office, retail and industrial. The property has additional storage and a garage at the rear of the property with parking. The current use is for retail and storage, although it would be suitable for a variety of uses subject to planning.

## Location

The property is located in a predominantly residential area of Birkenhead a short distance from, Claughton, Oxtun and Noctorum. The property is in close proximity to a school and Flaybrick Hill Cemetery and benefits from being on a bus route.

0151 647 9272

# 192 Bidston Avenue, Birkenhead CH41 0DU

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## Sale Price

Offers Over £250,000

## Rental Price

£22,000 PA

## Accommodation

Net Letable area	318m <sup>2</sup>	3428ft <sup>2</sup>
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## Tenure

By way of a new FRI lease the length of which is negotiable.

## Rating Assessment

Rateable Value	£15,000
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## Legal Costs

Each party is responsible for their own legal costs.

## VAT Statement

All prices quoted are exclusive of VAT.

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Strictly by appointment with sole agent. Contact :



### Tom Carew

Commercial Agency

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T: 0151 647 9272

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