

Smith AND SONS

PROPERTY CONSULTANTS

Retail

37c Borough Pavement, Birkenhead CH41 2XX



Description

The property comprises a ground floor retail unit with a large basement. The property benefits from an internal lift, HVAC system and offices.

Location

The property is located in a prime location in the Grange Precinct close to The Pyramids Shopping Centre. The location benefits include a high pedestrian flow and nearby bus station.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£100,000 Per Annum

Tenure

By way of a sub lease the length of which is negotiable.

Accommodation

Ground Floor Sales	459.65m ²	4945ft ²
Basement / Office	202.98m ²	2184ft ²

Rating Assessment

Rateable Value	£116,000
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Legal Costs

Each party is responsible for their own legal costs

VAT Statement

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

Strictly by appointment with sole agent.



Tom Carew

Commercial Agency

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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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