

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

3 Charing Cross, Birkenhead CH41 6EJ



## Description

The property was previously used as a Boots Hearing Clinic and is split over three levels. The property benefits from a modern shop front and roller shutters and would be suitable for a variety of uses subject to planning.

## Location

The property is located on Charing Cross on the corner of a busy row of shops in close proximity to Pyramids shopping centre, McDonalds, Ladbrokes, Asda and other retailers. The location benefits from being on a bus route and has a high pedestrian flow.

0151 647 9272

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

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## Rental Price

£10,500 per annum

## Tenure

Available by way of a new F R & I lease the length of which is negotiable.

## Accommodation

Ground Floor	27m <sup>2</sup>	290ft <sup>2</sup>
First Floor	46.8m <sup>2</sup>	503ft <sup>2</sup>
Basement	29m <sup>2</sup>	315ft <sup>2</sup>

## Rating Assessment

Rateable Value	£3,450
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All rents and prices quoted are exclusive of VAT

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Strictly by arrangement with Agents. Contact :



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