

# Smith AND SONS

PROPERTY CONSULTANTS

Industrial

366 Brook Street, Birkenhead CH41 4LB



## Description

The property comprises a brick built industrial unit of 264.4 sq.m. (2,845 sq.ft.) with internal office of 85.6 sq.m. (921 sq.ft.) and a mezzanine storage area with limited eaves height above the office. The property benefits from two entrances with large roller shutter doors.

## Location

The property is located on the corner of Brook Street and Arthur Street in a predominantly industrial location and benefits from nearby on street parking.

0151 647 9272

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

# 366 Brook Street, Birkenhead CH41 4LB

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## Sale Price

£275,000

## Tenure

Freehold

## Accommodation

Industrial Area	264.4m <sup>2</sup>	2845ft <sup>2</sup>
Office	85.6m <sup>2</sup>	921ft <sup>2</sup>

## Rating Assessment

Rateable Value	£11,750
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices quoted are exclusive of VAT

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Strictly by arrangement with agent. Contact :



### Tom Carew

Commercial Agency

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