

# Smith

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# AND SONS

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PROPERTY CONSULTANTS

Retail

68 Argyle Street, Birkenhead CH41 6AF



## Description

A substantial retail building situated on a main road position which has a large traffic flow linking Conway Street and The Pyramids Shopping Centre to Hamilton Square. The property provides extensive retail space together with a large basement, providing excellent storage and benefits from nearby on-street parking as well as pay and display parking.

## Location

The property is situated on Argyle Street, a popular town centre location. Argyle Street has a parade of properties which are a mixture of retail, residential, office and leisure which includes Wetherspoons, Coop Funeral Care and numerous independent retailers. Conway Park and Hamilton Square train stations are close by.

0151 647 9272

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

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## Rental Price

£25,000 per annum

## Tenure

The property is available by way of a new F R & I Lease the length of which is negotiable

## Accommodation

Ground Floor	151.2m <sup>2</sup>	1,626.9ft <sup>2</sup>
Basement	207m <sup>2</sup>	3,854.2ft <sup>2</sup>

## Rating Assessment

Rateable Value	To be assessed
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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

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Strictly by arrangement with agents. Contact :



**Tom Carew**  
Commercial Agency  
E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)  
T: 0151 647 9272

0151 647 9272

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

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