

# 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 <sup>2</sup>	4945ft <sup>2</sup>
Basement / Office	202.98m <sup>2</sup>	2184ft <sup>2</sup>

## 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.

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Strictly by appointment with sole agent.



**Tom Carew**  
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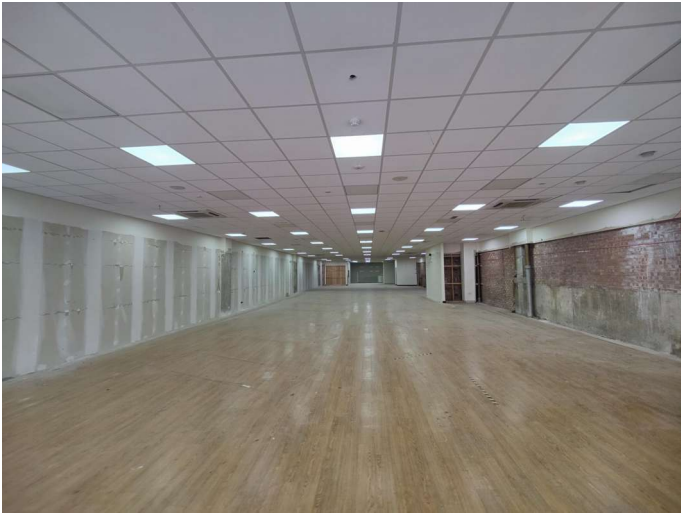
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