UNITS 1, 2 & 3 MARKET WELLS, PRICE STREET, BIRKENHEAD CH41 6HA

- SELF CONTAINED WITH OWN FRONT DOOR
- POTENTIAL FOR UNITS TO BE COMBINED
- SHORT WALK TO HAMILTON SQUARE
- FITTED TO GOOD SPECIFICATION
- KITCHEN AND TOILET FACILITIES
- SUITABLE FOR A VARIETY OF USES

LOCATION

Located a short walk from Hamilton Square, the Central Business District of Birkenhead. The property is located on Price Street which is linked to the rest of the Wirral via the A41 Dock Link Road. The M53, ferry ports and Mersey tunnels are a short distance away. Hamilton Street Railway Station is within walking distance.

DESCRIPTION

The accommodation is available as a whole or as individual unit. The units available are currently combined ground and first floors. Units 1 and 2 are on the ground floor and Unit 3 is on the first floor. All three units have their dedicated entrance, WC and kitchen facilities.

The offices are equipped with suspended ceilings, Category 2 lighting and wall-mounted electric heaters. Allocated parking spaces are available.

ACCOMMODATION

From inspection we calculate the areas to be as follows:

Floor	sq.m	(sq.ft)
Unit 1	180.8	(1,946)
Unit 2	134.1	(1,444)
Unit 3	143.2	(1,542)
Total	**458.1**	**(4,932)**

TERMS

The property is available To Let, lease terms available upon request. Our client may also consider a sale.

RATEABLE VALUE

The accommodation is currently accessed as a whole with a Rateable Value of £37,500 (£109 per sq.m or £10 per sq.ft).

Individual units would be reassessed and may benefit from small business rates relief. Each party is to make their own enquiries with the local Rating Authority.

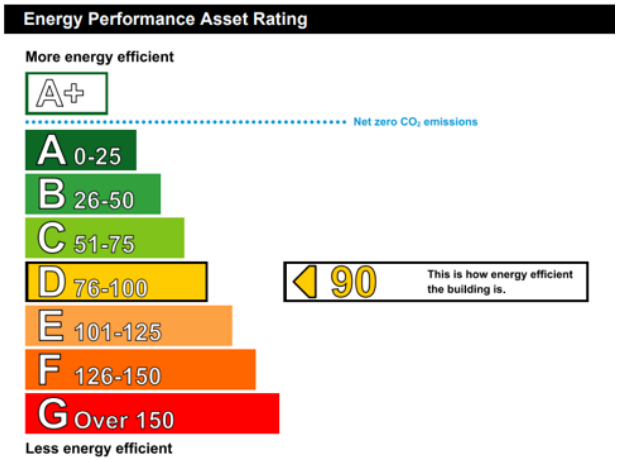
VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.

EPC



CONTACT

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Misrepresentation Act 1967. The ERV is representative of the best rent achieved within the block and surrounding area. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Keppie Massie are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. Keppie Massie do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

Updated April 2020