

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

3-7 Wilbraham Street, Birkenhead CH41 2PZ

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### Description

The property comprises a former bank building situated in a prominent position in Birkenhead Town Centre. It is close to the Mersey Tunnel, the area being well served by public transport. It has in recent years been refurbished to a good standard to provide offices, stores, cellar and toilets to the lower ground floor and a large area suitable for a variety of uses on ground floor and 1st floor.

### Location

The property is located on the A552 roundabout, close to the Birkenhead tunnel and also Birkenhead central train station is close to a large car park.

0151 647 9272

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## Rental Price

£12,000 per annum

## Accommodation

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There is a floor area to the ground and first floors of some 1,653 square feet. The lower ground floor consists of numerous rooms including toilets, kitchen and offices. Upper floors are open space suitable for a variety of uses. Two parking spaces are included at the rear of the property.

## Legal Costs

The in going tenant is to bear legal costs.

## VAT Statement

All prices and rents quoted exclude vat.

## Tenure

The property is available by way of a brand new FR+I lease the length of which is negotiable.

## Rating Assessment

Current rateable value	£10,500
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Via appointment only



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