

# Smith AND SONS

PROPERTY CONSULTANTS

Retail

63 Market Street, Birkenhead, CH41 5BS



## Description

The premises comprises a ground floor lock up shop unit extending to 94.88 sq.m (1,020.91 sq.ft). The unit benefits from a wide frontage and a 3 phase supply. The premises can be used for a variety of purposes subject to the correct planning.

## Location

The premises is located in Birkenhead town center, a short distance from Hamilton Square the commercial center of the Wirral. The property is well served by public transport, with Hamilton Square rail station, Birkenhead Bus Depot, and the Queensway Tunnel a short distance away.

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## Rental Price

£7,500 per annum

## Accommodation

Retail Unit	94.88m <sup>2</sup>	1020.91ft <sup>2</sup>
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WC facilities. 1 designated parking space to the rear.

## Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease and counterpart.

## VAT Statement

All prices and rents quoted are exclusive of VAT.

## Tenure

The premises are available by way of a new effectively full repairing and insuring lease the length of which is negotiable.

## Rating Assessment

Ratable Value 2025	£5,100
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Strictly by arrangement with the sole agents:



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