

Smith

AND SONS

PROPERTY CONSULTANTS

Office, Retail

700 Borough Road, Birkenhead CH42 9JE



Description

The property extends to 1,234 sq.ft. (1145 sq.m.) and comprises of two floors having a ground floor retail area and first floor office accommodation. The property benefits from a large shop front suitable for retail, however would be also be suitable for a variety of uses, subject to planning.

Location

The property is located at the end of a well-established parade on a prominent corner of Borough Road and Singleton Avenue and benefits from high pedestrian and traffic flow and nearby public transport.

0151 647 9272

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

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Rental Price

£10,000 per annum

Accommodation

Retail	52.3m ²	563ft ²
Storage	25.3m ²	273ft ²
First floor office	24.6m ²	265ft ²
Staff/Break Room	12.3m ²	133ft ²

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

Tenure

The property is available by way of new full repairing and insuring lease, the length of which is negotiable.

Rating Assessment

Rateable Value	£7,400
	May be suitable for small business rate relief.

Strictly by arrangement with agent: Contact



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