

Smith

AND SONS

PROPERTY CONSULTANTS

Retail

3 Charing Cross, Birkenhead CH41 6EJ



Description

The property was previously used as a Boots Hearing Clinic and is split over three levels. The property benefits from a modern shop front and roller shutters and would be suitable for a variety of uses subject to planning.

Location

The property is located on Charing Cross on the corner of a busy row of shops in close proximity to Pyramids shopping centre, McDonalds, Ladbrokes, Asda and other retailers. The location benefits from being on a bus route and has a high pedestrian flow.

0151 647 9272

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

3 Charing Cross, Birkenhead CH41 6EJ

Rental Price

£11,000 per annum

Accommodation

Ground Floor	27m ²	290ft ²
First Floor	46.8m ²	503ft ²
Basement	29m ²	315ft ²

Tenure

Available by way of a new F R & I lease the length of which is negotiable.

Rating Assessment

Rateable Value	£3,450
----------------	--------

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All rents and prices quoted are exclusive of VAT

Strictly by arrangement with Agents. Contact :



Tom Carew
Commercial Agency
E: tcc@smithandsons.net
T: 0151 647 9272

0151 647 9272

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

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.