

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office, Retail

4 Pool Street, Birkenhead, Wirral CH41 3NL

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### Description

The property is currently fitted out as an office, but could potentially be used for a variety of alternative uses such as retail, subject to planning. The property benefits from electric roller shutters and is currently furnished. The property extends to 1,104 sq.ft. (102.6 sq.m.).

### Location

The property is located close to the corner of Pool Street and Corporation Road, Birkenhead benefiting from nearby on-street parking and being close to the A554 and Birkenhead Ferry Terminal.

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## Rental Price

£7,000 per annum

## Accommodation

Office	96.33m <sup>2</sup>	1036ft <sup>2</sup>
Kitchen	5m <sup>2</sup>	53.8ft <sup>2</sup>
w.c.	1.29m <sup>2</sup>	13.9ft <sup>2</sup>

## Tenure

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

## Rating Assessment

Rateable Value	£4,600
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rent quoted are exclusive of rates

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Strictly by arrangement with agent. Contact :



**Tom Carew**  
Commercial Agency  
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