

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office

80a Balls Road, Birkenhead CH43 1US

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### Description

The premises comprise a two storey office building which has a net internal area of 80.17 sq.m. (863 sq.ft.) The premises are in excellent condition and benefit from gas central heating, alarm system, double glazing and a car park to the rear.

### Location

The premises are located in a prominent main road position a short distance from Birkenhead town centre. The property is within easy reach of the rest of Wirral, with Junction 3 of the M53 Motorway and Mersey Tunnels to Liverpool close by.

0151 647 9272

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

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## Rental Price

£175 per week inclusive of business and water rates

## Accommodation

Ground Floor Room 1	18.36m <sup>2</sup>	198ft <sup>2</sup>
Ground Floor Room 2	16.12m <sup>2</sup>	174ft <sup>2</sup>
First Floor Room 3	17.23m <sup>2</sup>	185ft <sup>2</sup>
First Floor Room 4	20.84m <sup>2</sup>	224ft <sup>2</sup>
Ground Floor Kitchen	7.62m <sup>2</sup>	82ft <sup>2</sup>

WC facilities. Car parking at the rear

## Legal Costs

The ingoing tenant to be responsible for the landlords legal costs incurred in the preparation of the legal documentation.

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

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

## Rating Assessment

Rateable Value	£4,350
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Strictly by arrangement with agent. Contact :



### Tom Carew

Commercial Agency

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