

Offices

FOR SALE

41. 42. & 43 HAMILTON SQUARE, BIRKENHEAD CH41 5BP



LOCATION

Located in Hamilton Square, Birkenhead, Wirral, which is of national importance as the largest Listed Victorian Square outside London, having excellent access to Liverpool via underground trains, road tunnels, ferries and the M53 Link Road.

DESCRIPTION

A terrace of three Grade 1 Listed buildings overlooking the picturesque gardens of Hamilton Square. The buildings range from circa 3,103 sq.ft. (288.27 sq.m.) to circa 3,288 sq.ft. (305.46 sq.m.) arranged over five floors. To the rear is a car park which is the full length of the three buildings. **These properties are ideal for residential conversion.**

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ACCOMMODATION

41 Hamilton Square	sq.m.	sq.ft.
Ground Floor	57.01	614
First Floor	67.44	726
Second Floor	54.16	583
Third Floor	61.04	657
Basement	48.58	523
42 Hamilton Square		
Ground Floor	56.99	613
First Floor	71.1	765
Second Floor	57.01	614
Third Floor	62.96	678
Basement	48.58	523
43 Hamilton Square		
Ground Floor	57	614
First Floor	74.23	799
Second Floor	53.42	575
Third Floor	72.18	777
Basement	48.58	523

SALE PRICE : Offers in the region of **£825,000**

RATING ASSESSMENT : Purchaser to make own enquiries with Valuation Office

LEGAL COSTS : Each party to bear their own legal costs.

VAT STATEMENT : All prices are exclusive of VAT however all the properties are elected for VAT

VIEWING : Strictly by arrangement with the agents office.
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Floor Plans 41 Hamilton Square



Floor Plans 42 Hamilton Square



Floor Plans 43 Hamilton Square

