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**1a Hamilton Street  
Birkenhead  
Wirral  
CH41 6DJ**



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## Location

The property is located in a prominent position on Hamilton Street in Birkenhead, just off the A41 a short distance from the River Mersey. Hamilton Square Railway Station is also within close proximity

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## Description

The property comprises a detached Grade II Listed former bank building. The accommodation has recently undergone a complete scheme of refurbishment. Offers separate male and female WCs, dry/clean/accessible basement area with good height clearance and open plan kitchen facility adjoining offices.

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## Accommodation

The premises are arranged over ground and basement providing the following approximate floor areas:

Ground Floor:	159.8 sqm	(1720 Sqft)
Basement:	73.4 sqm	(790 Sqft)

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## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent review

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## Terms

£15,000 per annum

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## Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:

Rateable Value (2017):           £14,800

First floor accommodation has been excluded from this RV. Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

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## Legal Costs

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

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## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

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## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

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## Viewing and further information

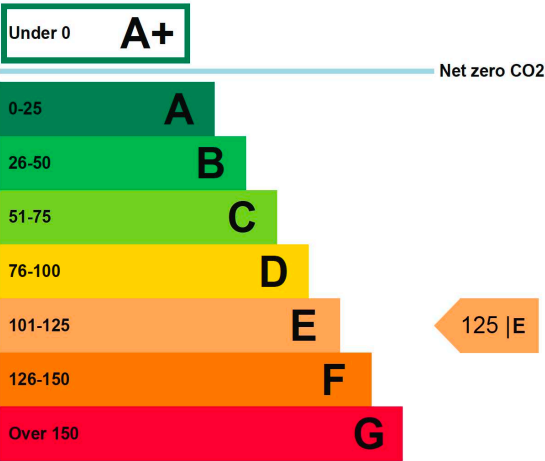
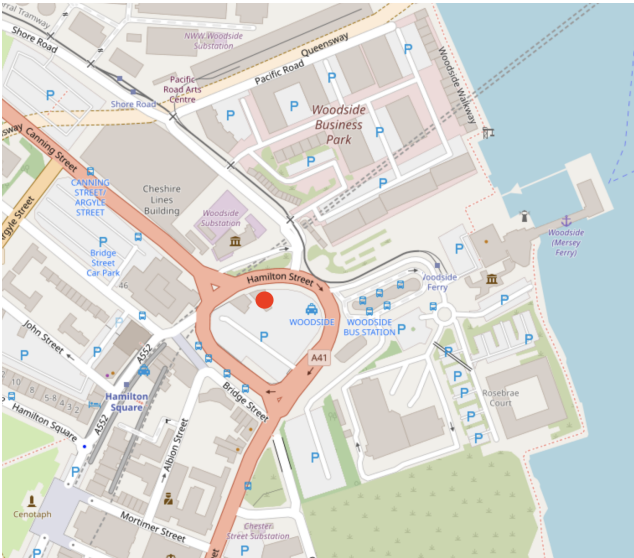
For viewing and further information please contact Richi Peters, Platform.

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E-mail:   [richi@weareplatform.com](mailto:richi@weareplatform.com)

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**Subject to contract**  
**Details updated May 2021**

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EPC Report number  
6302-1493-7116-5714-9037

Particulars Correct: 11/05/2021

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