

**320A LAIRD STREET, BIRKENHEAD  
MERSEYSIDE, CH41 8ER**



## TO LET

- Single storey former pharmacy
- Suitable for shop/offices
- 58.45 sq m (629 sq ft)
- Prominent location
- Private car park
- Rental - £8,500 pax

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

**T** 01745 330077

**W** [www.bacommercial.com](http://www.bacommercial.com)

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### LOCATION

The property occupies a prominent location immediately fronting Laird Street, Birkenhead, adjacent to the Mirrium Place.

The immediate vicinity is a mixture of both commercial and residential properties, the St James Library being located close by.

Please refer to the location plan attached.

### DESCRIPTION

The property comprises a single storey linked building.

The property comprises two individual offices and a meeting room together with ancillary accommodation – kitchen and wc.

The property has vehicular access off Vernon Street, leading to a small self-contained car park suitable for three vehicles, whilst pedestrian access is via the car park and also directly from Laird Street.

The property was configured for chemist/pharmacy use, but it has been converted to provide office accommodation.

### ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code Of Measuring Practice.

SQ M	SQ FT
58.45	629

### RENTAL

£8,500 per annum exclusive payable quarterly in advance by standing order.

### LEASE

The property is available to let on a Full Repairing and Insuring lease, for a term to be agreed.

### RATES

The VOA website confirms the property has a Rateable Value of £5,300.

Interested parties are advised to contact the Local Rating Authority, Wirral Council, Business Rates Department.

### EPC

The Energy Performance Asset Rating for this property is D – Certificate Reference Number: 0230-2966-0319-8100-3004.

A full copy of the Energy Performance Certificate is available upon request from the agents.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: HC Feb2020  
Howard Cole – 07387 647578  
[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)

**SUBJECT TO CONTRACT**

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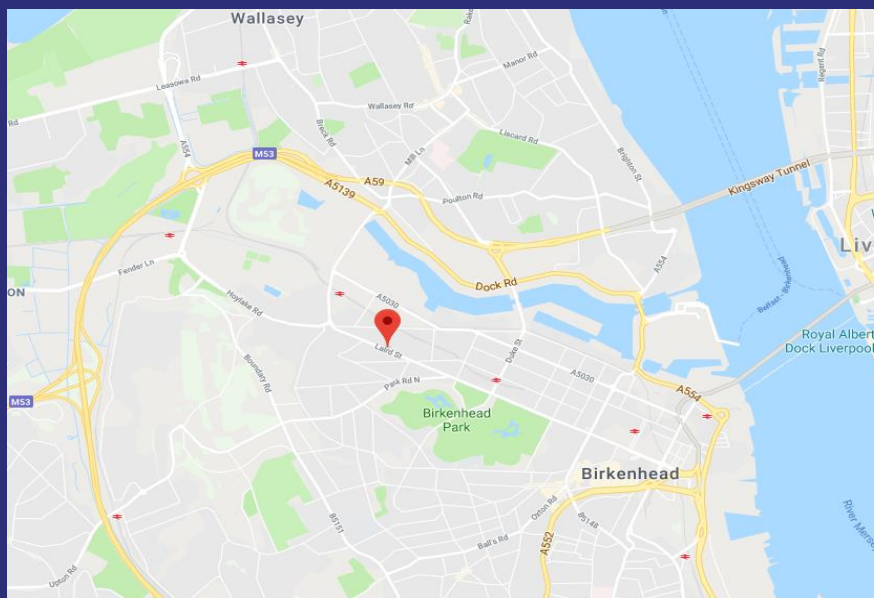
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