

# Smith

---

## AND SONS

---

PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

---

**TO LET**

---

Retail

63 Market Street, Birkenhead, CH41 5BS

---



### Description

The premises comprise a ground floor lock up shop unit extending to 101.26 sq.m (1,090 sq.ft). Previously used as a beauty salon the unit has been partitioned but can be tailored for a specific use. The unit has electric security shutters and a three phase electricity supply.

### Location

The premises are located in Birkenhead town centre a short distance from Hamilton Square the commercial centre. They would be suitable for a variety of commercial uses.

0151 647 9272

# 63 Market Street, Birkenhead, CH41 5BS

---

## Rental Price

£7,500 per annum

## Accommodation

Partitioned Sales Area	101.26m <sup>2</sup>	1090ft <sup>2</sup>
------------------------	----------------------	---------------------

WC facilities. Parking to the rear.

## Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease and counterpart.

## VAT Statement

All prices and rents quoted are exclusive of VAT.

## Tenure

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

## Rating Assessment

Rateable Value	£7,500
Small Business Rate Relief will be available subject to status	

---

Strictly by arrangement with the sole agents:

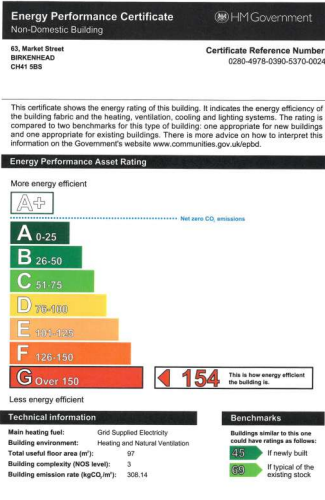


**Tom Carew**  
Commercial Agency  
E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)  
T: 0151 647 9272

**0151 647 9272**

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

# 63 Market Street, Birkenhead, CH41 5BS



0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.