

TO LET

Market Wells, Price Street, Birkenhead, Wirral CH41 6HA

Location: Situated in the commercial centre of Birkenhead, a short distance from Hamilton Square. The premises are in attractive surroundings having excellent access to the Wirral and Liverpool via the A41 Dock Link Road to the M53 Motorway, ferries and the Mersey Underground road tunnels as well as being a short distance from 3 train stations.



Description: The property comprises units 1 and 2 located on ground floor level and unit 3 on the first floor totalling 458.19 m² (4932 ft²). Each unit provides self-contained accommodation with toilet and kitchen facilities and is fitted with suspended ceilings, category 2 lighting and electric heaters. Each unit is allocated with one car parking space.

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ACCOMMODATION

Unit 1 (180.78m²) (1946ft²)

Unit 2 (134.15m²) (1444ft²)

Unit 3 (143.25m²) (1542ft²)

RENTAL PRICE

£10 per ft²

TENURE

the units are available on new FR&I leases, the length of which is negotiable.

RATES

The rates payable for year 2010/2011 are £12,730. This figure may be subject to transitional relief.

LEGAL COSTS

each party will be responsible for their own legal costs in the preparation of the lease and counterpart.

VAT

All price and rents quoted are exclusive of VAT.

VIEWING

Strictly by arrangement with the agents office. Contact Jason Wadeson
Jxw@smithandsons.net