

# TO LET

PROMINENT TOWN CENTRE LOCATION  
OPPOSITE BIRKENHEAD CENTRAL TRAIN STATION  
4,324 sq.ft. (402 sq.m.)

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£30,660 per annum



## Argyle Street South 2, Birkenhead CH41 9BX

### LOCATION

The property is situated on Argyle Street, close to the A41 New Chester Road and the A552 Borough Road in Birkenhead. The property situated 0.5 miles south of Hamilton Square, 350m from the Pyramids Shopping Centre and 600m from the Birkenhead Queensway Tunnel, which provides direct access to Liverpool, only 2 miles away. The Kingsway Tunnel also provides access to Liverpool and the A59 across the River Mersey.

The property benefits from excellent transport links with the A552, two minutes' drive away, which leads to Junction 3 of the M53 less than 3 miles away. The M53/M56, Interchange is less than 20 minutes' drive away. Birkenhead Central Station is located directly opposite the property.

### DESCRIPTION

The property is a single-storey, double bay former tyre and exhaust depot. The property benefits from a three-phase power supply, two electrically operated roller shutter loading doors, an inspection pit and office and reception areas.

### RENTAL PRICE

£30,600 per annum

### BUSINESS RATES

From our investigations with the Valuation Office, the property is listed as having a rateable value effective from April 2023 of £27,750



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### ACCOMMODATION

Measured on a gross internal area basis, the property extends to approximately:

4,324 sq.ft. (402 sq.m.)

### EPC

Available upon request.

### VAT

All rents, prices and other figures included in these particulars are quoted exclusive of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### 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.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Subject to Contract

Details prepared September 2023