

TO LET

£6,500 per annum



22 Argyle Street, Hamilton Square, Birkenhead, CH41 6JN

LOCATION

The property is prominently situated overlooking Hamilton Square at the junction of Argyle Street and Price Street. Hamilton Square is the main commercial centre of Birkenhead and boasts the greatest number of Grade I listed buildings outside London. The surrounding properties are of mixed office, retail, residential and leisure use. The property is ideally positioned for access to Hamilton Square Train Station, the Queensway Tunnel and bus routes. On street pay and display parking is available around Hamilton Square.

DESCRIPTION

The property forms part of an imposing corner building over three storeys of solid brick construction with a pitched slate roof. We are instructed to market the ground floor on a To Let basis. Most recently the property has been occupied as a sandwich shop but would suit a variety of retail and office uses. The property provides an open plan retail space fronting Argyle Street with a return frontage to Price Street. To the rear there is a storeroom and w/c facilities. The property is to be let with one dedicated parking space.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Sales Area	36.98 sq.m.	(398 sq.ft.)
Rear Kitchen and Store	22.06 sq.m.	(237 sq.ft.)

LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£6,500 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £8,300.

EPC

Certificate Number: TBC
Energy Performance Asset Rating: TBC

VAT

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

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwardp.co.uk

Subject to Contract
Details Prepared May 2021

22 Argyle Street, Hamilton Square, Birkenhead, CH41 6JN

