

# TO LET

## 48-50 ARGYLE STREET, BIRKENHEAD, CH41 6AF

BELOW RATES THRESHOLD



### LOCATION

The premises occupy a prominent corner position on the westerly side of Argyle Street (A5030) at the junction of Lorn Street. Argyle Street is a popular Town Centre location and a busy traffic route linking Conway Street and the Pyramids Shopping Centre to Hamilton Square which is the traditional office area in the Town boasting the greatest number of Grade I listed buildings outside London. The surrounding properties are of mixed retail, residential, office and leisure use. Nearby occupiers include Wetherspoons Public House, Co-op Funeral Care, McEwan Wallace Accountants, Rileys Snooker Hall, Ladbrokes and Imagine School of Dance.

The property is ideally positioned for access to Hamilton Square Train Station, the Queensway Tunnel and bus routes. There is free street parking on Lorn Street for periods up to 15 minutes as well as pay and display parking on Argyle Street.

### DESCRIPTION

The property forms part of an imposing corner building situated over three storeys of solid brick construction with a pitched slate roof.

We are instructed to market the ground and first floor only. The second floor has previously been sold by way of a long leasehold interest and has been converted to residential accommodation. The premises comprise of two ground floor retail units which have been combined to provide a reception area, meeting space, office and a series of meeting rooms to rear. There are two offices, a kitchenette and male and female WCs to the first floor.

### RENT

£11,500 per annum exclusive

### ACCOMMODATION

The following floor areas have been calculated according to the RICS Code of Measuring Practice:-

Ground Floor	100.17 sqm	(1,078 sq ft)
First Floor	48.13 sqm	(518 sq ft)
Total	148.3 sqm	(1,596 sq ft)

### BUSINESS RATES

Interested parties should make their own enquiries with the business rates section of the local authority.

Rateable Value: £5,700

### EPC

Certificate Reference Number: 0920-2944-0368-5250-3080

Energy Performance Asset Rating: C-54

### LEGAL COSTS

Parties to be responsible for their own legal costs incurred in the transaction and any stamp duty thereon.

### VAT

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

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Chris Michael Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

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Subject to Contract

Details Prepared October 2018

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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