

2 LORD STREET/CANNING STREET BIRKENHEAD CH41 1BJ



TO LET

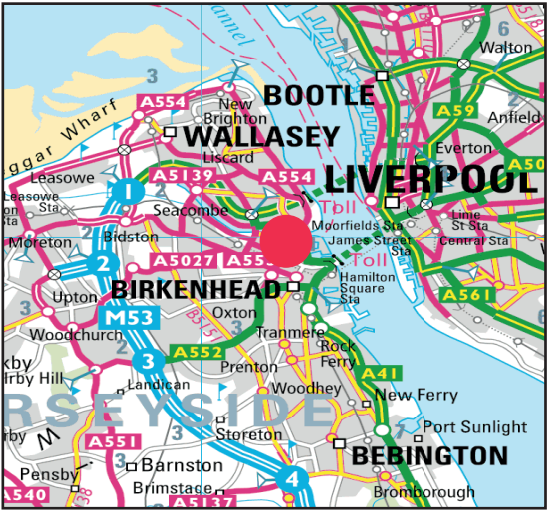
- **FOUR HIGHLY PROMINENT TRADE COUNTER UNITS**
- **240 SQM - 1,341 SQM (2,583 SQ FT - 14,432 SQ FT)**
- **CURRENTLY UNDERGOING EXTENSIVE REFURBISHMENT/ REDEVELOPMENT**
- **AVAILABLE AUGUST/SEPTEMBER 2019**

CONTACT HITCHCOCK WRIGHT

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Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
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2 LORD STREET/CANNING STREET, BIRKENHEAD CH41 1BJ



LOCATION

The property is located on the corner of Lord Street and Canning Street (A554) which is the main road linking Birkenhead to Wallasey Dock Road and Junction 1 of the M53 Motorway. The units are located opposite Peel Properties Wirral Waters development and the area has seen significant investment in recent years. The area is particularly popular with trade counter operators.

DESCRIPTION

The property is currently undergoing a comprehensive refurbishment to create four trade counter units which will benefit from:

- Roller shutter loading doors with box frames
- New aluminium framed double glazed entrance portals
- Fully re-clad elevations
- New roof with powder coated aluminium profile panels

FLOOR AREAS

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

Unit 1	232 sqm	2,494 sqft
Unit 2	363 sqm	3,903 sqft
Unit 3	362 sqm	3,897 sqft
Unit 4	362 sqm	3,895 sqft

TERMS

The units are available to let by way of a new full repairing and insuring lease, the length of which is negotiable.

RENT

Upon application.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive but may be subject to VAT.

RATING ASSESSMENT

Not yet separately assessed.

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

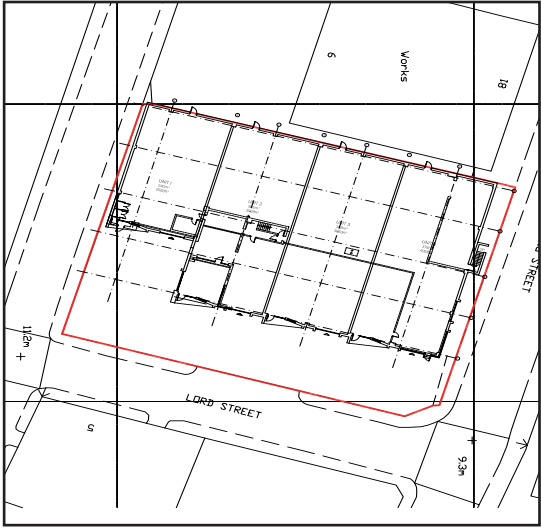
For viewing and further information please contact:

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Subject to Contract / Details prepared January 2020



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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

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