

# TO LET / FOR SALE

## SUITABLE FOR OFFICE USE OR RESIDENTIAL CONVERSION

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£175,000 or

£14,500 per annum



## Lorn Street 4, Birkenhead CH41 6AR

**\*\*Please note this property abuts 71/73 Market Street at the rear which is also available to purchase\*\***

### LOCATION

The property is prominently situated on the northern side of Lorn Street close to the junction with Argyle Street, which is a popular Town Centre location and 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.

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

### DESCRIPTION

The semi-detached property is of traditional red brick construction over two floors plus basement with a pitched slate roof, and sliding sash timber windows. The property has been extended significantly to the rear by way of a single storey building with flat felt roof which covers the original yard area.

Internally the property was originally constructed as a house but most recently used as an office. The original building provides two offices at ground plus staff kitchen and w/c's. The first floor provides three offices. The rear extension provides a large open plan office area with w/c and shower facilities. There is also a through access to Market Street. All walls are plastered and painted with carpet throughout.

### FLOOR AREAS

Ground Floor	1,571 sq.ft.	146 sq.m.
First Floor	449, sq.ft.	41.73 sq.m.

### RENT & LEASE TERM

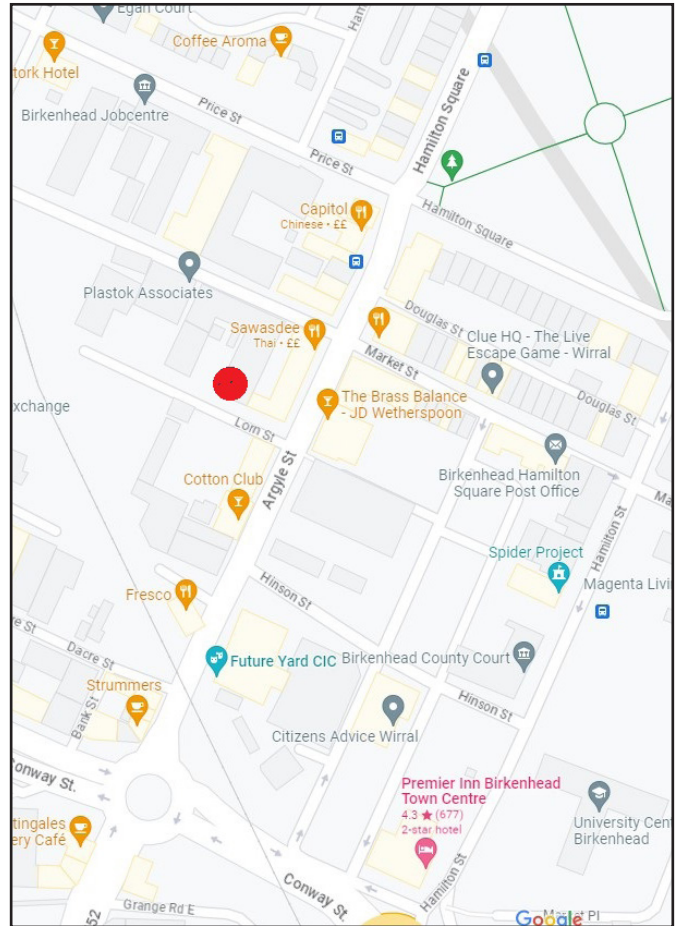
£14,500 per annum exclusive for a term of years to be agreed.

### SALE PRICE

Offers in the region of £175,000.



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### BUSINESS RATES

From our investigations with the Valuation Office, the property is listed as having a rateable value effective from April 2023 of £19,000.

### TENURE

We understand the Subject Property is held Freehold with vacant possession.

### EPC

Certificate Number: 7776-1123-7308-2369-5113  
Energy Performance Asset Rating: C

### 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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

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Subject to Contract

Details prepared August 2023