

FOR SALE

INCOME PRODUCING INVESTMENT

£165,000



71/73 Market Street, Birkenhead CH41 6AN

****Please note this property abuts 4 Lorn Street at the rear which is also available to purchase****

LOCATION

The property is prominently situated on the southern side of Market 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 property is of traditional red brick construction with a cement rendered façade and pitched slate roof. The investment is split into three lettable parts with Rowlands Pharmacy occupying the left-hand ground floor unit and the first floor being occupied by Premier Payroll Centre Limited. The right-hand ground floor unit is vacant and in shell condition.

TENANCY SCHEDULE

Unit	Tenant	Rent (Per Annum)	Expiry Date	Floor Area (approx)
Ground Floor	Rowlands Pharmacy	£8,800	2028	1,200 sq.ft.
Ground Floor	Vacant Unit	£0	n/a	600 sq.ft.
First Floor	Premier Payroll	£8,000	2026	1,995 sq.ft.
TOTAL		£16,800		3,795 sq.ft.

SALE PRICE

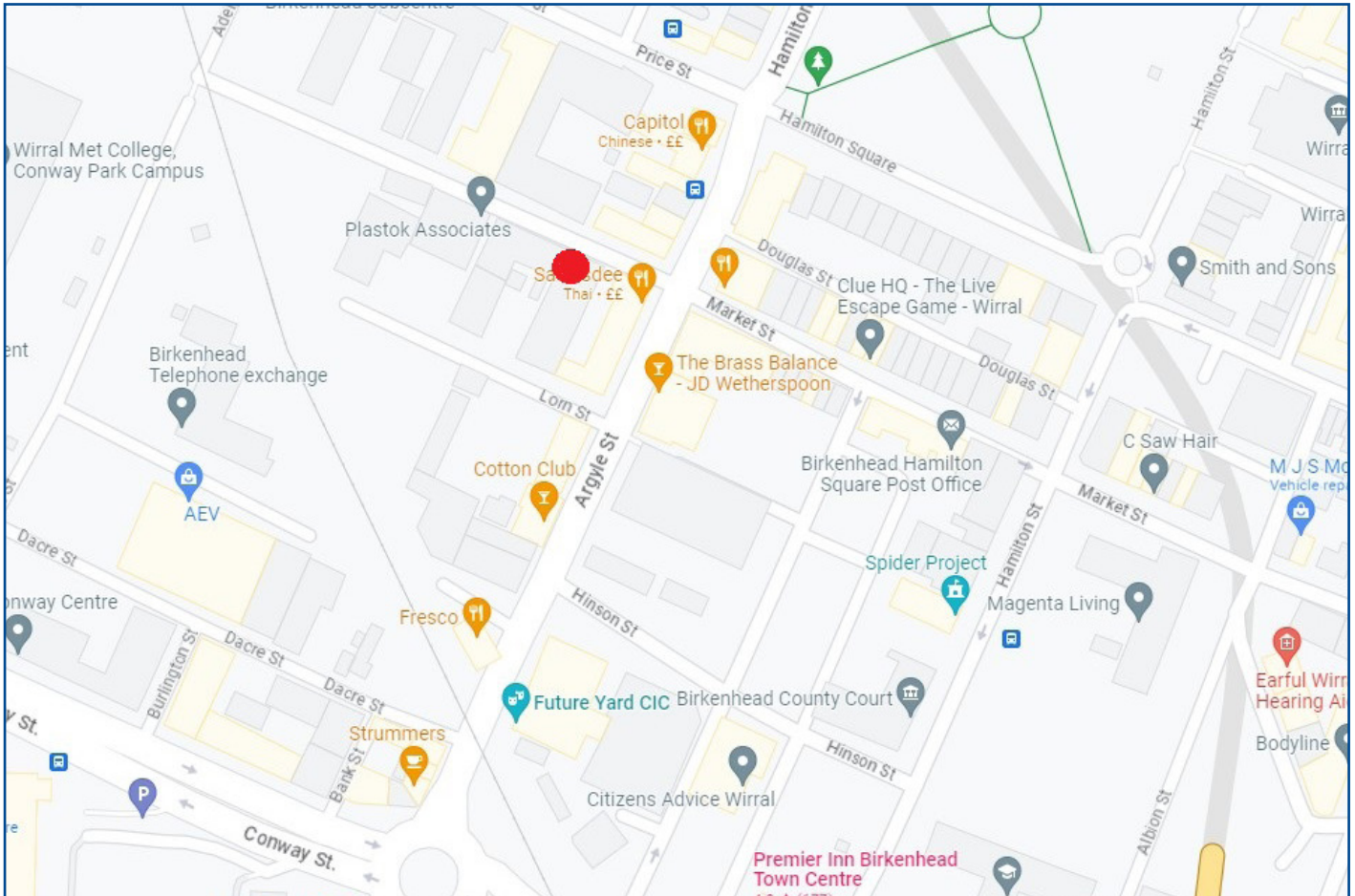
Offers in the region of £165,000.

BUSINESS RATES

From our investigations with the Valuation Office, the property is listed as having rateable values effective from April 2023 of:

Pharmacy	-	£5,100
Vacant Unit	-	Not assessed
First Floor	-	£9,700

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TENURE

We understand the Subject Property is held Freehold.

EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

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.

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Subject to Contract

Details prepared August 2023