

TO LET

SELF CONTAINED PERIOD OFFICE BUILDING

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£27,000 per annum



The Old Bank, 56 Shrewsbury Road, Oxton, Wirral CH43 2HY

LOCATION

The Old Bank is a former bank building located in a well-established, predominantly residential area of Oxton, combining historic character with convenient access to local amenities, Birkenhead Town Centre, and Liverpool City Centre, which is approximately 4 miles away.

Nearby housing consists of a mix of Victorian and Edwardian properties, and notable nearby occupiers include Birkenhead School, Birkenhead High School Academy, Cosy Corner Day Nursery, and Birkenhead Lawn Tennis Club.

DESCRIPTION

An impressive and characterful self-contained office building occupying a prominent position, arranged over four storeys and offering flexible accommodation. The premises feature traditional red-brick elevations, bay windows, and high ceilings, with plenty of natural light throughout. The premises would be suitable for a range of uses, including office, professional, and medical purposes, and benefit from a garage and parking for approximately 12 vehicles, including EV charging facilities.

ACCOMODATION

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

Basement	78.06 sq.m.	840 sq.ft.
Ground Floor	90.22 sq.m.	971 sq.ft.
First Floor	71.84 sq.m.	773 sq.ft.
Second Floor	93.48 sq.m.	1,006 sq.ft.
Total	333.60sq.m.	3,590 sq.ft.

TERM

A new full repairing and insuring lease for a term of years to be agreed.

VAT

Prices, outgoings and rentals are quoted exclusive of but may be subject to VAT.

RENT

£27,000 per annum.

UNIFORM BUSINESS RATES

The property has been assessed as having a Rateable Value of £19,500 with effect from 1st April 2026.

EPC

Certificate Number: 1683-4125-8934-6149-6377
Energy Performance Asset Rating: E

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 Sion Jones of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
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sionjones@hwandp.co.uk

Subject to Contract

Details Prepared September 2026



The Old Bank, 56 Shrewsbury Road, Oxton, Wirral CH43 2HY

