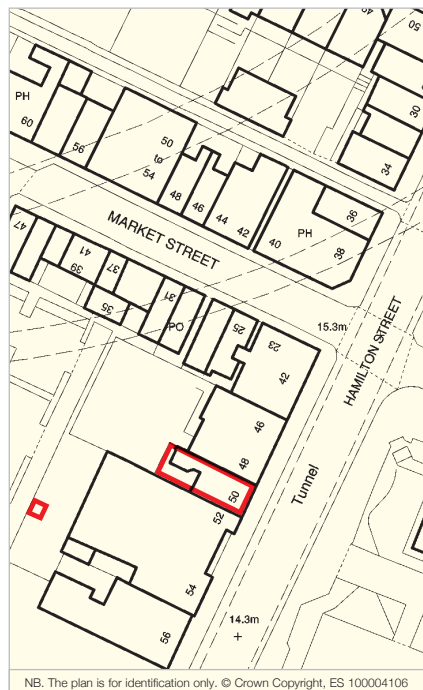


# Birkenhead

## 50 Hamilton Street Merseyside CH41 5AE

- **Freehold Grade II Listed Office and Beauticians Investment**
  - Comprises a total 204.75 sq m (2,203 sq ft)
  - Close to Hamilton Square Rail Station
  - Fully let to three tenants
  - No VAT applicable
  - Current Rent Reserved
- £23,200 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Birkenhead is the principal town on the Wirral peninsula, on the west bank of the Mersey, facing the city of Liverpool. Access to the city is via the A41 (Mersey Tunnel), which in turn links to the M53 Motorway (Junction 5) to the south, whilst the A553 links to the M53 Motorway (Junction 3) about 2 miles to the west.

The property is situated on the west side of Hamilton Street, between its junctions with Hinson Street and Market Street. The property is some 350 metres from Hamilton Square Station. Occupiers close by include Premier Inn, the Post Office and a range of local traders.

### Description

This Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor surveyors office with further office accommodation on the first floor. The second floor is presently being used as a beauticians. The lower ground is presently trading as a hairdressers and is accessed from the rear. The property benefits from parking for some 2 cars to the rear.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

We are informed that an EPC Certificate is not required.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement	D Downey	Basement 49.25 sq m (529 sq ft)	3 years from 20.10.2017	£4,000 p.a.	Reversion 2020
Ground & First Floors	Frobishers Property Limited	Gross Frontage 6.75 m (22' 2") Net Frontage 2.95 m (9' 8") Shop Depth 9.75 m (31' 11") Ground Floor 52.60 sq m (566 sq ft) First Floor 53.45 sq m (575 sq ft)	6 years from 01.06.2016 Tenant break clause 01.06.2019	£12,000 p.a.	Reversion 2022
2nd Floor	L Thomas	Second Floor 49.50 sq m (533 sq ft)	3 years from 01.10.2017 Annual tenant break option	£7,200 p.a.	Reversion 2020
<b>Total</b>		<b>204.75 sq m (2,203 sq ft)</b>		<b>Total £23,200 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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