

for sale

**14 Hamilton Square
Birkenhead CH41 6AX**

**Freehold Investment Property
2,681 sq ft (249 sq m)**



- Sunny Side of the Square
- Close to Merseyrail Station
- Rear Car Parking Available
- Freehold
- Grade 1 Listed Square
- Suit Owner Occupier/Investor
- Rental Space also available

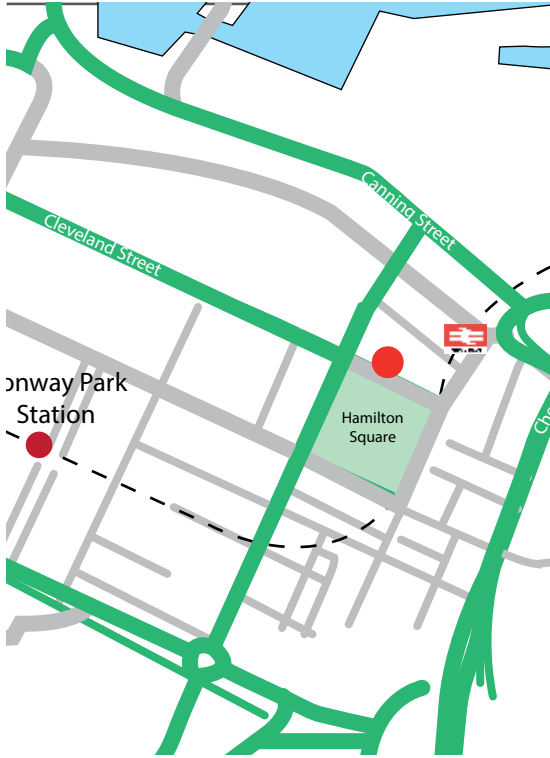
**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

www.roybackhouse.com

backhouse

14 Hamilton Sq Birkenhead



FREEHOLD PRICE
£275,000

TENANCY SCHEDULE

The shedule below sets out the income/potential income from the building once the vacant accommodation is let. Full tenancy information available on request.

Demise	Tenant	Annual Rent/ERV
Basement	Vacant	£5,200 per annum
Ground Floor	Gartland Financial Solutions	£5,200 per annum
First Floor	Gartland Financial Solutions	£6,000 per annum
Second Floor	Vacant	£6,000 per annum
Third Floor	Rachel Roberts	£5,200 per annum
		£27,600 per annum

For viewing please contact Roy Backhouse:

Roy Backhouse & Co, Egerton House, Tower Rd, Birkenhead CH41 1FN
mobile: 07595219766

SUBJECT TO CONTRACT



LOCATION

The property is situated on the south facing side of Hamilton Square.

DESCRIPTION

The property comprises an impressive 5 storey period listed office building.

TENURE

The property is freehold

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the rent.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Ground Floor	43 sq m	467 sq ft
First Floor	63 sq m	673 sq ft
2nd Floor	54 sq m	580 sq ft
3rd Floor	42 sq m	455 sq ft
Basement	47 sq m	506 sq ft
Net Internal Area	249 sq m	2,681 sq ft

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 neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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Internal Floor Plans