

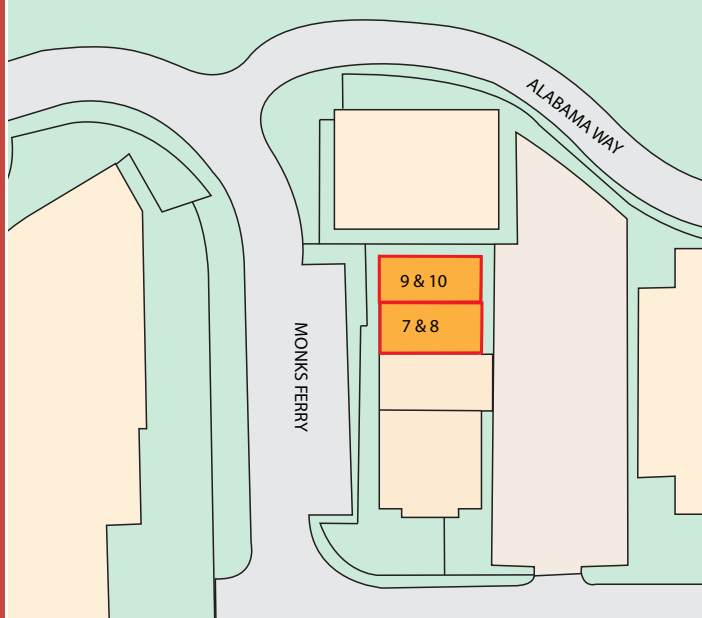
7-8 Priory Mews
Monks Ferry Birkenhead CH41 5AZ

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for sale
Individual Office Apartments
Each 750 sq ft



LOCATION

The property is located in a waterfront development in Birkenhead on the banks of the River Mersey overlooking the Liverpool waterfront.

Surrounding the property is a modern business park located a short walk from the more traditional offices of Hamilton Square and the local shopping facilities.

DESCRIPTION

The property comprises a mid-teraced block of two office buildings which offer a flexible occupation regime. Currently the units are split to accommodate two individual tenants but could be adapted to house up to four tenants.. Outside there is a good sized communal car park. Three spaces are allocated for the property.

SERVICE CHARGE

A service charge is payable to the management company.

PRICE

£375,000 for the long leasehold interest representing an attractive yield of 8.1%

TENURE

Long leasehold. The properties are held on the balance of a 125 year lease at a peppercorn ground rent.

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ACCOMMODATION

The approximate gross internal areas are as follows:-

Demise	Area	Price		
Unit 7	750 sq ft	£85,000		
Units 8	750 sq ft	£85,000		
Car Parking	3 Spaces			
Total		£170,000		

RATING

Rateable Value 10 £7,200

EPC

The property has an EPC rating to be confirmed

LEGAL COSTS

Each party to pay their own legal costs.

VAT

VAT is payable on the rent and other outgoings:-

FURTHER INFORMATION

Contact Roy Backhouse

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