

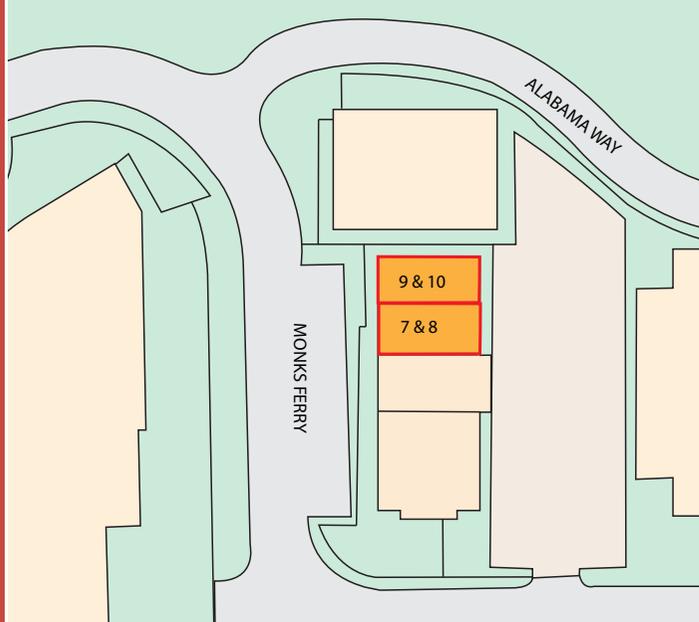
**7-8 Priory Mews**  
Monks Ferry Birkenhead CH41 5AZ

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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			
<b>Total</b>		<b>£170,000</b>		

**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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