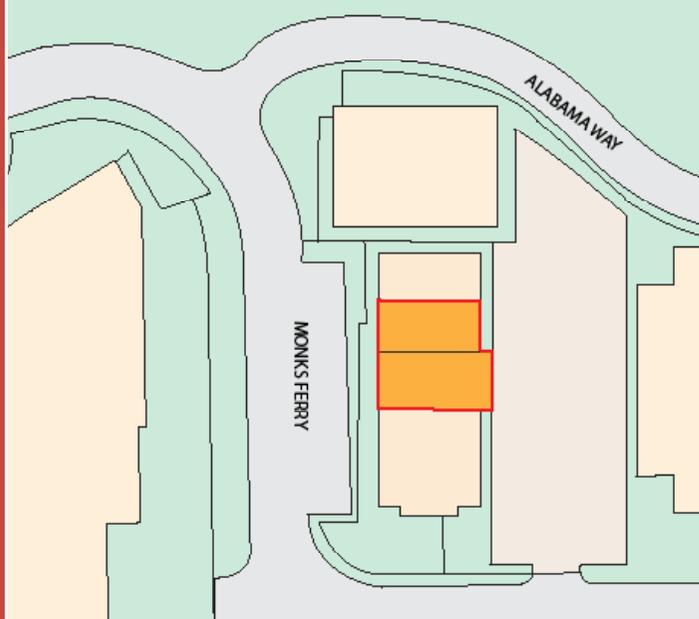


**9-10 Priory Mews**  
Monks Ferry Birkenhead CH41 5AZ



**for sale**  
**Commercial Investment Property**  
**Part Vacant - Producing £7,200 plus per annum**



#### 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. Six spaces are allocated for the property.

#### RENTS

£7,200 per annum exclusive

#### SERVICE CHARGE

Service charge is payable in addition to the rent.

#### PRICE

£170,000 for the long leasehold interest

## 9-10 Priory Mews

Monks Ferry, Birkenhead CH41 5AZ



#### ACCOMMODATION

The approximate gross internal areas are as follows:-

Demise	Area	Rent
Unit 10	750 sq ft	£7,200 pax
Unit 9	750 sq ft	erv £7,500 pa
Car Parking	3 Spaces	
<b>Total</b>		<b>£14,700 pax</b>

#### TENANCIES

The basic tenancy details are as follows:-

Demise	Area	Rent	Tenant	Lease Term
Unit 10	750 sq ft	£7,200 pax	Longmeadow Project Management Ltd	5 years from 8 August 2015. Tenant break after 2.5 years
Unit 9	750 sq ft	erv £7,500 pa	Vacant	
Car Parking	3 Spaces			
<b>Total</b>		<b>£14,700 pax</b>	<b>when fully occupied</b>	

#### RATING

Rateable Value 7-9 £21,250  
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

EMAIL [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)

MOBILE 07595 219766

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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