

# for sale to let

**281-283 Cleveland Street (inc 240-242 Brook Street)**  
**Birkenhead Merseyside CH41 3QF**  
**4 Interlinked Warehouse with Yard**  
**12,738 sq ft (1,183 sq m)**



- 4 Interlinked Workshop
- Available separately
- Trade Counter
- Main Road Frontage
- Secure Property
- New Lease Available
- Competitive Rent

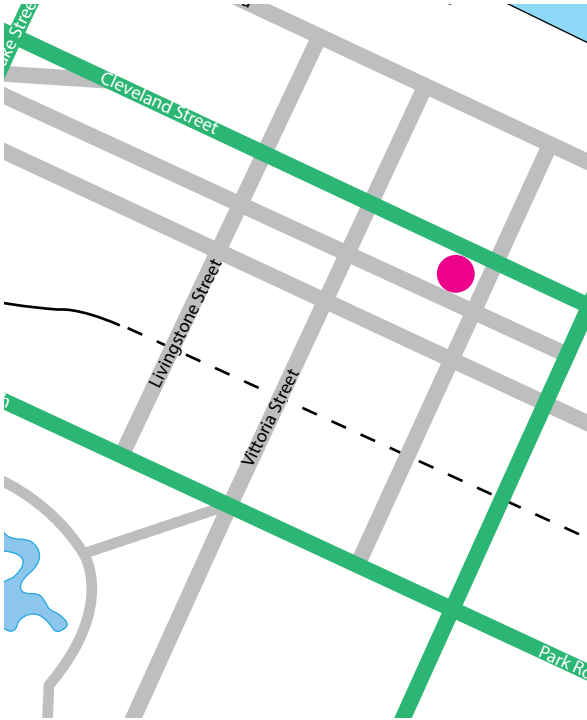
For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 541 2200**

[www.roybackhouse.com](http://www.roybackhouse.com)

backhouse

# 281-283 Cleveland Street **Birkenhead**



**RENT**  
from £8,000 pa exclusive

**PRICE**  
from £80,000 pa exclusive

**RATEABLE VALUE**  
Each to be separately assessed.

**RATES PAYABLE 19/20**  
Nil to qualifying occupiers

**For viewing and further information  
please contact Roy Backhouse:**

Roy Backhouse & Co, Egerton House, Tower Rd, Birkenhead, Wirral  
CH41 1FN  
e: roy@roybackhouse.co.uk

**SUBJECT TO CONTRACT**



## LOCATION

The property is situated on the south side of Cleveland Street near to Birkenhead town centre.

## DESCRIPTION

The property comprises a series of 4 interlinked warehouse/workshop units with each property having its own individual roller shutter access door from either Brook Street or Cleveland Street. Loading is directly off the road.

## TENURE

The property is available on a new 5 year lease or by negotiation

## 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.

281 Cleveland Street	222 sq m	2,394 sq ft
281 Cleveland Street	316 sq m	3,407 sq ft
240 Brook Street	280 sq m	3,014 sq ft
242 Brook Street	326 sq m	3,512 sq ft

## 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.

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.

**roybackhouse & co**  
Commercial Property Consultants

[www.roybackhouse.com](http://www.roybackhouse.com)

**0151 541 2200**  
[www.roybackhouse.com](http://www.roybackhouse.com)