

for sale

14 Hamilton Square
Birkenhead CH41 6AX

Freehold 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
- Vacant Possession

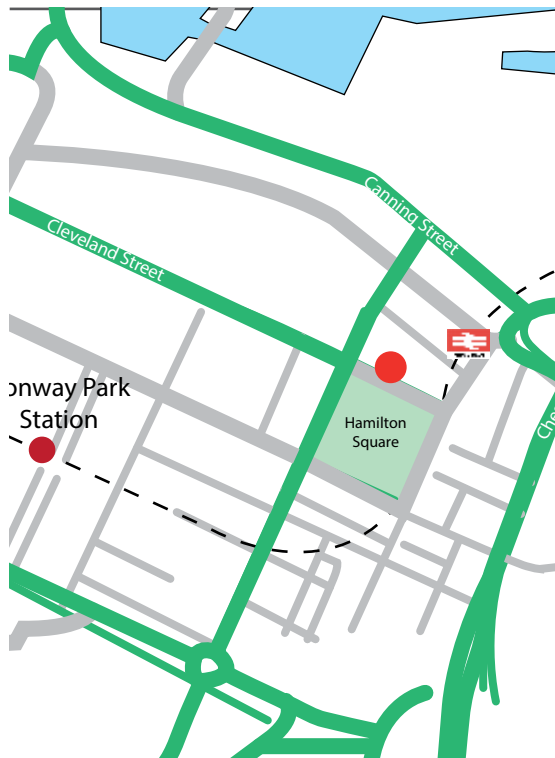
For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

backhouse

14 Hamilton Sq Birkenhead



FREEHOLD PRICE
£250,000

RATEABLE VALUE

The property is divided into multiple hereditaments, each with their own RV

PLANNING/IMPROVEMENTS

Works have been completed to comply with Listed Building status.

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