

for sale

**243 Brook Street
Birkenhead CH41 3SE**
Office/Workshop and Yard
1,581 sq ft (146 sq m)



- Hybrid Office Workshop
- Close to Town Centre
- Busy Location
- On Site Parking & Loading
- Quality Internal Offices
- Private Yard Area
- Competitive Price

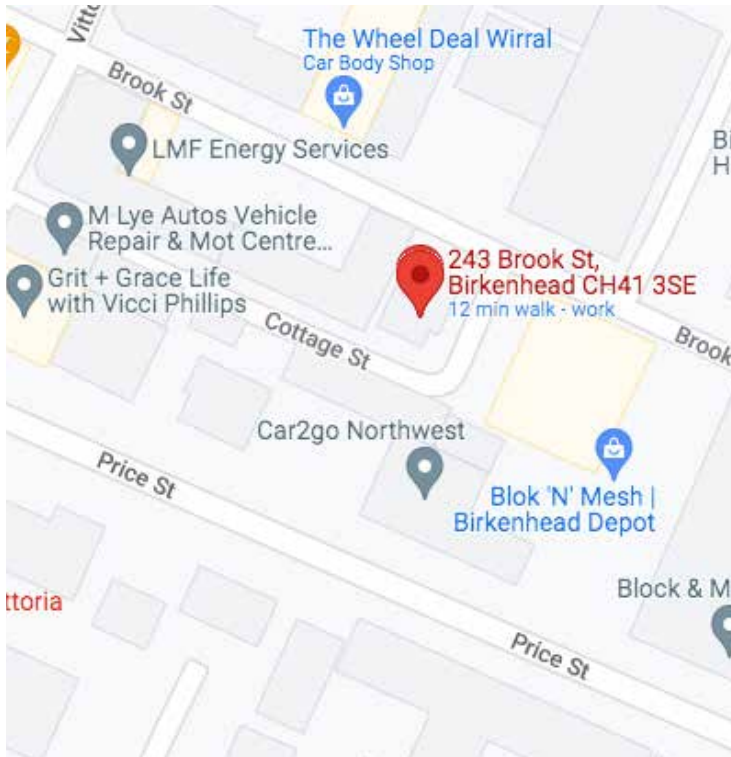
For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

backhouse

243 Brook Street Birkenhead



PRICE
£150,000

RATES PAYABLE 22/23 PER UNIT
£5,600

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

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

SUBJECT TO CONTRACT



LOCATION

The property is located on Briik Street at its junction with Cottage Street. Brook Street runs parallel to Price Street and Cleveland Street in Birkenheads commercial district.

DESCRIPTION

The property comprises a detached two storey building with its own secure yard. It is currently fitted out as offices but could be repurposed for alternative uses subject to planning..

TENURE

Freehold.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross/net internal basis.

Ground Floor	86 sq m	925 sq ft
F1rst Floor	61 sq m	656 sq ft
Total	147 sq m	1,581 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.

VAT

VAT may be payable on the purchase price.

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Commercial Property Consultants

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