

for sale to let

**118 Cleveland Street
Birkenhead CH41 3QP**
Industrial Warehouse with Offices
18,000 sq ft (1,672 sq m)



- Main Road Location
- Private Yard
- 4,000 sq ft of offices
- Trade Counter
- On Site Parking & Loading
- Quality Internal Offices
- Flexible Lease

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

backhouse



RENT
£80,000 pa exclusive or

PRICE
£795,000

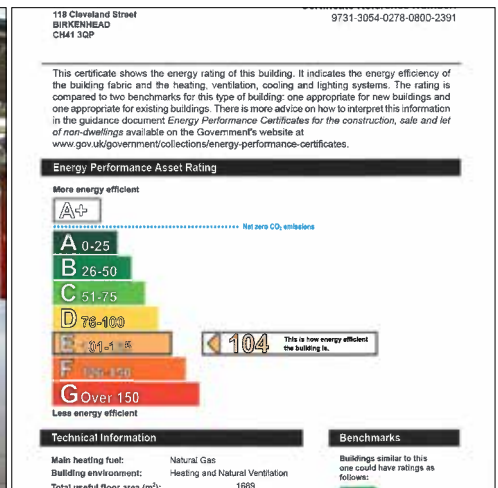
RATES PAYABLE 23/24
£18,000

RATEABLE VALUE
£34,000

**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 situated on Cleveland Street nearby to Hamilton Square. The property is prominently situated with main road frontage.

DESCRIPTION

The property comprises an impressively refurbished factory warehouse and offices. The warehouse and offices are fitted out to a good specification. Outside there is a private yard with adequate room for car parking and loading. It has a significant 3 phase electricity supply.

TENURE/ TENANCY

The property is available Freehold or the property is available on a new 5 or 10 year lease.

FLOOR AREAS

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

Warehouse	1,200 sq m	12,950 sq ft
Ground Floor Office	235 sq m	2,525 sq ft
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Total Area	1,670 sq m	18,000 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 rent and/or purchase price.

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