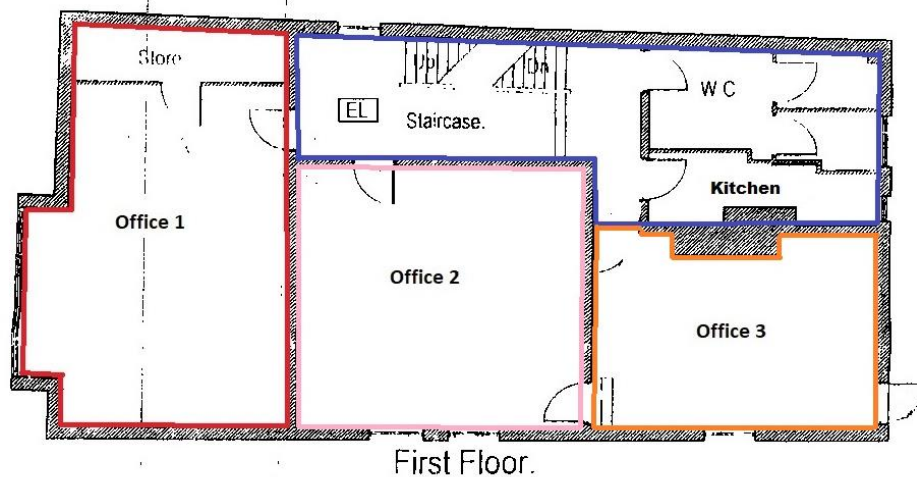


TO LET



**1st Floor Office Suite, Office 2, 'Elm House',
6 Hemingford Street, Birkenhead, CH41 4AP**



Accommodation

An opportunity to Let a quality, refurbished first office which forms part of a suite of three first floor offices with Kitchen & Toilet facilities. With Separate Ground Floor Entrance Hall Access, each room is available to let on an Individual Office Suite (or combination of suites) basis. The premises have been comprehensively refurbished and include Sealed Unit Double Glazing, Central Heating and Fully Carpeted Office and Common Parts. Each suite is self-contained and there will be shared use of W.C together with Kitchen facilities. The rent for each suite is fully inclusive of Business Rates, Water Rates, Buildings Insurance, Service Charge, Heating and Electric. Bright, airy rooms provide a pleasing ambience and the property is located in a fine central location in Birkenhead.

Office Entrance Hall, Turned Timber Staircase to First Floor.

OFFICE 2 16 X 15' (240 sq. ft) 2 Radiator, Carpet Flooring, 2 Double Glazed Windows to Side, Strip Lights.

KITCHEN Single Drainer Stainless Steel Sink Unit with Laminate Working Surfaces, Base Cupboard Units, Vinyl Flooring.

SEPARATE W.C's. with Wash Basin.

PRIVATE REAR CAR PARK



Description



The property comprises a fully refurbished Office Suite: -

- Busy Main Road Location
- Excellent Electrical Specification.
- Spacious Rooms that could be used for a variety of uses.
- Car Park Providing Off Street Car Parking Spaces.
- Gas Central Heating & Sealed Unit Double Glazing
- Kitchen

Birkenhead is a major Shopping Area and this attractive Top Office Suit is located adjacent to Major Redevelopment initiative to create the Central Business District. The Area has excellent transport links in the form of Roads (both around the Town Centre but also North West via M53 & M56), Railways, Frequent Bus Services, and links to Liverpool by the Birkenhead Road Tunnel. Surrounded by Residential Property and in the heart of the Commercial Sector this property is ideally located. We strongly encourage interested parties to carry an interior inspection.

The Legal Bit

TENURE The property is available by way of a new Licence for a term of years to be agreed (Min 3 Years) whereby the Occupant is required to keep the Offices in Clean & Tidy Condition.

THE RENT is £3,640 P.A. (£70 P.W.) payable period monthly in advance by Standing Order / Direct Debit is inclusive of reasonable usage of Gas, Electricity & Water supplied to the premises by the Landlord.

Security deposit required: £400

Administration fee required: £30 (£25 Plus V.A.T.)

Additional Terms: Subject to Satisfactory References & Credit Check

Legal Fees: A standard form licence agreement will be provided by the Landlord however, any legal fees incurred by either party in connection with execution of the lease are payable by the tenant.

Insurance. The Tenant must take out their own business and contents insurance.

Alienation: Not to assign, under-let or part possession with the premises or any part of them, without the previous consent of the landlord, such consent not to be unreasonably withheld.

Use: Not to use the premises for any purpose other than as defined by Class E (Commercial, Business & Service) of Use Classes Order 1987 (as amended), landlord's written consent required for any change of use.

Alterations: Not to carry out any structural alterations to the premises without submitting plans to the landlord & seeking his prior written consent. The landlord shall retain the right for re-instatement of any alterations to the premises.

Services: Tenant is responsible for the cost of the normal services i.e. electricity, water etc. together with normal outgoing rates etc.

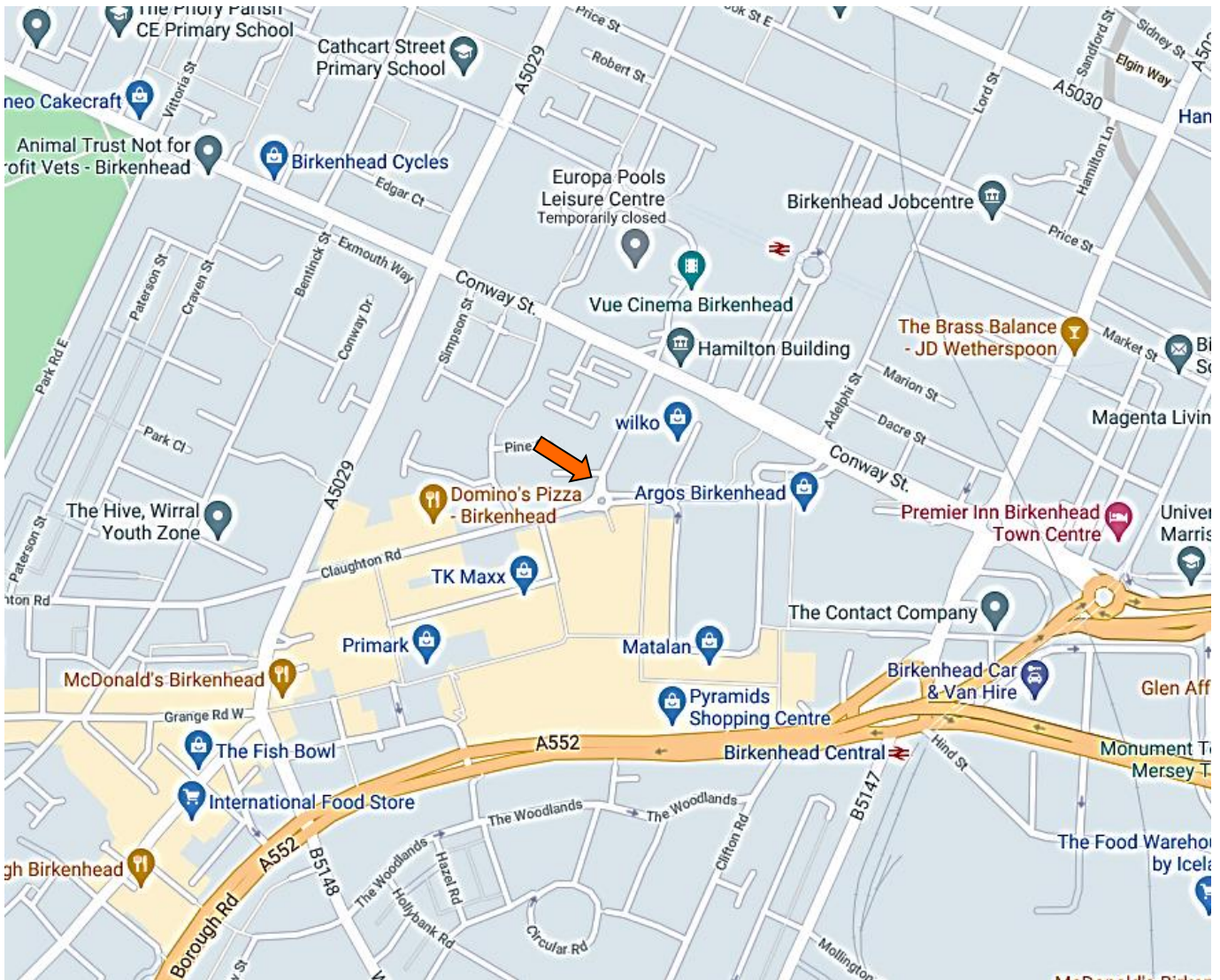
RATEABLE VALUE N.B. Small business relief is available if:

- you only occupy one business property in England with a rateable value below £15,000
- from 1 April 2017 you will get 100% relief for a property with a rateable value of £12,000 or less, meaning you will not pay any business rates.

VIEWINGS Strictly by prior appointment with the sole agent Saville & Woods Ltd.



Location



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

The property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED

ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

