

Ground Floor Commercial Premises TO LET, 138 Park Road North, Birkenhead, CH41 8AB

FOLIO: 65729



- Suitable for Shop, Office and similar uses
- New Secure Lease Available
- Circa 840 Sq. Ft. in 2 Rooms.
- Prominent Main Road Location
- On-Street Parking Nearby

An opportunity to let an extremely attractive Ground Floor Property comprising of a Substantial Ground Floor Space that can be used for a variety of Business & Commercial Services. The Property occupies a Bold Main Road Trading Position close to Birkenhead Park Railway Station and overlooking Birkenhead Park on the corner of Park Road North and Duke Street which is a Busy and well populated area of Wirral. This is a prominent Trading Position that benefits from free on street parking nearby and in the immediate area there is a mixture of local shops, a Convenience Store etc. The Property is well kept & presented and will require little investment for a new use to be up and running. The Ground Floor Former Bank Premises has a Large Main Room, Second Side Room & further Strong Room. There is also a Rear Yard & a W.C.



Full details are as follows and there is also **a walk through video available at <https://youtu.be/hl1kaM63O5M>**

STEPS & RAMP ACCESS to DOUBLE OPENING TIMBER DOORS to:-

LARGE ROOM 1 29' X 20' with Splayed Bay Window to Front, Wall Mounted Electric Heater. Access to

STRONG ROOM 11'6 X 6'

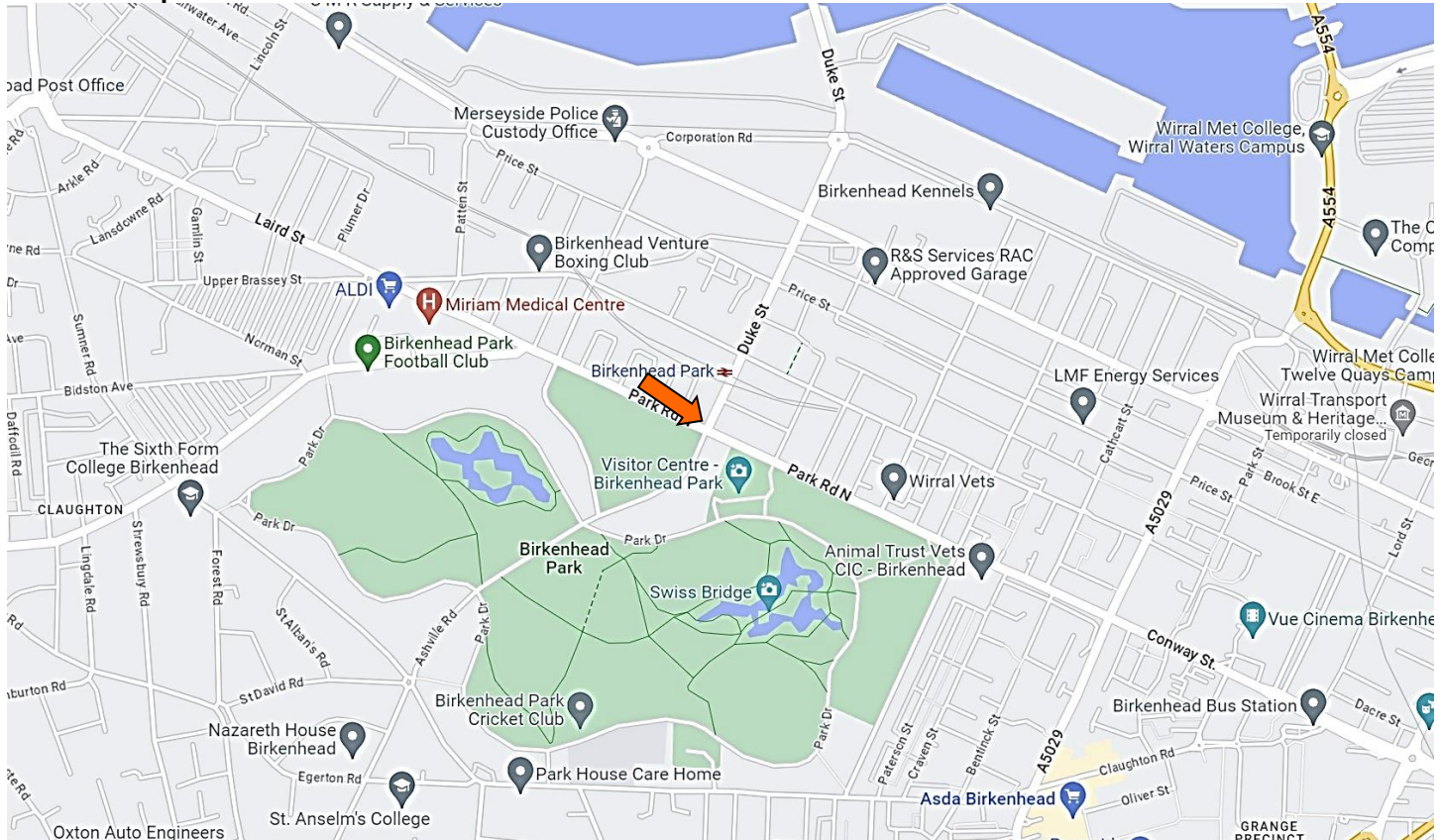
FRONT ROOM 2 14'10 X 12'8 with Splayed Bay Window to Front.

REAR YARD AREA access to:-

SEPARATE W.C.

RATES:- This Property Qualifies for 100% small Business Rate Relief.

Location Map



The Lease Terms

Term: Minimum Term of 3 years. 6 Year Lease with review after 3 years available if preferred.

Rent: £650 Per Calendar Month (£7,800.00 P.A.), payable monthly in advance by Standing Order/Direct Debit.

Rent Deposit: £700. **Legal Fees:** Tenant will be expected to pay the Landlord's reasonable legal costs.

Repairs: Tenant is responsible for internal repairs, decoration, windows.

Insurance: The tenants will reimburse the landlord for the full cost of insuring the demised premises.

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 for a Commercial Business or Service as defined by Use Class E of Use Classes Order 1987 (as amended 1st Sept. 2020), 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 outgoings rates etc.

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.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**