

# COMMERCIAL UNITS TO LET SUITABLE FOR A VARIETY OF USES (STP)



Unit 1



Unit 7/8

## BRUNSWICK COURT

Price Street Birkenhead Town Centre  
CH41 6LP

- Ground Floor Accommodation
- Immediately Available
- Located close to Hamilton Square

Unit 1 – 423 sq ft  
Unit 7/8 – 824 sq ft



# Brunswick Court, Price Street, Birkenhead Town Centre CH41 6LP

## LOCATION

Brunswick Court is situated on Price Street in Birkenhead Town Centre. The accommodation is close to Hamilton Square and within easy walking distance from the main bus routes and Conway Park and Hamilton Square Merseyrail Stations.

The parade is adjacent to Birkenhead's main Job Centre and also TNG Training.

## DESCRIPTION

Brunswick Court is a small parade of ground floor retail/office accommodation.

Current occupiers include:

- Coffee Aroma Café/Coffee Shop
- JCS Cleaning and Ironing Services

Each unit is self-contained and benefits from external roller shutters and has potential for a variety of uses (subject to planning).

## ACCOMMODATION

The units extend to the following approximate total floor areas:

Unit 1 – 423 sq ft

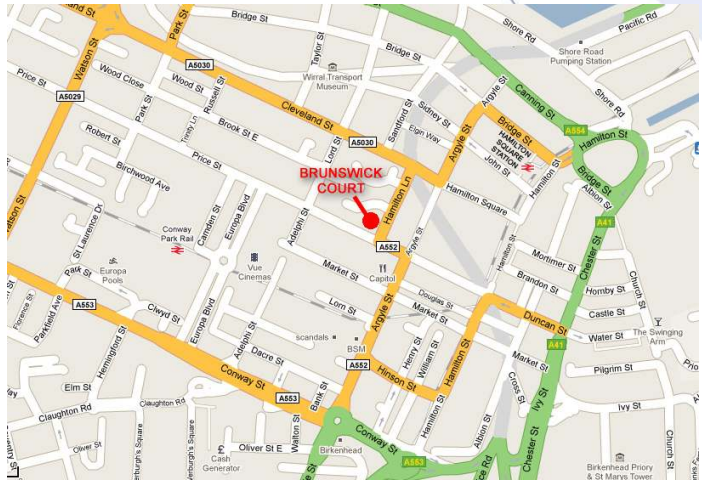
Unit 7/8 – 824 sq ft

## BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the Local Authority.

## TERMS

The accommodation is available on new leases for terms to be agreed on full repairing and insuring bases.



## VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they may be liable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWING

For further information or to arrange a viewing please contact:

Tony Reed / Andrew Byrne

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## SUBJECT TO CONTRACT

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