



Retail Unit - Birkenhead Central station

TO LET - RETAIL UNIT

Birkenhead Central station, CH41 9DB

A new business opportunity is available at Birkenhead Central station, ideally suited to a grab & go coffee or food offer.

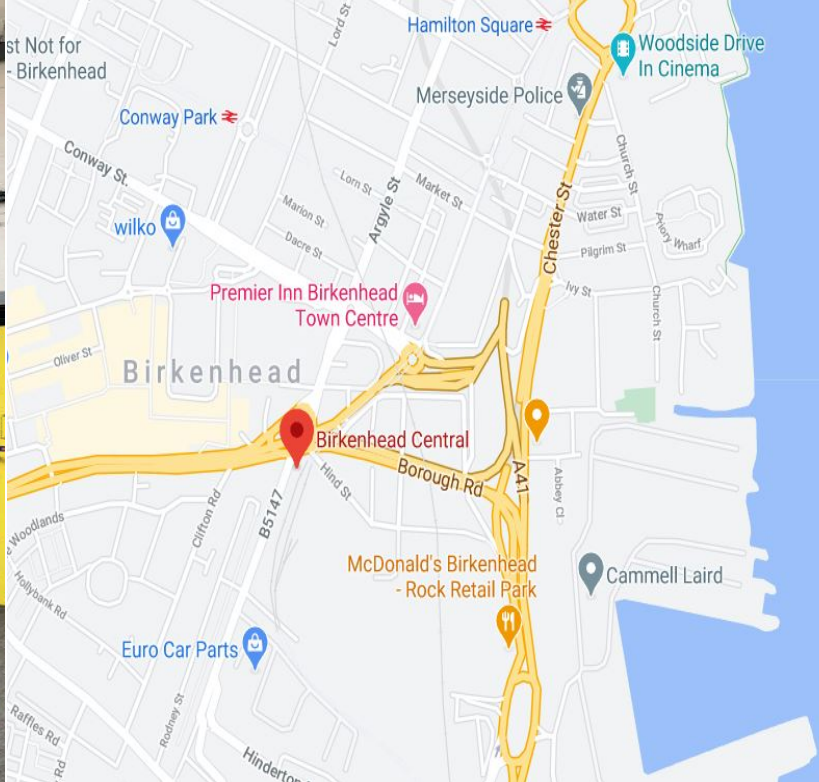
Location:

Birkenhead Central station is located to the west of Birkenhead town centre and within close proximity of the Pyramids Shopping Centre. The station is situated on the southern spur of the Wirral Line - approximately 11 minutes travel time from Liverpool Central.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 922,770 for 2019/2020. Birkenhead station also accommodates a Merseyrail depot that currently accommodates 10-12 staff on a permanent basis.

900k +

Annual station footfall*



Grab & Go Coffee | Grab & Go Food

Property:

The premises comprise a retail unit with a dual frontage to the station concourse and to Argyle Street South, running adjacent to the main entrance to the station. The net internal floor area is as follows.

Unit Size:

Ground Floor: 14.21 sq.m. 153 sq. ft.

Rates, Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

Rent:

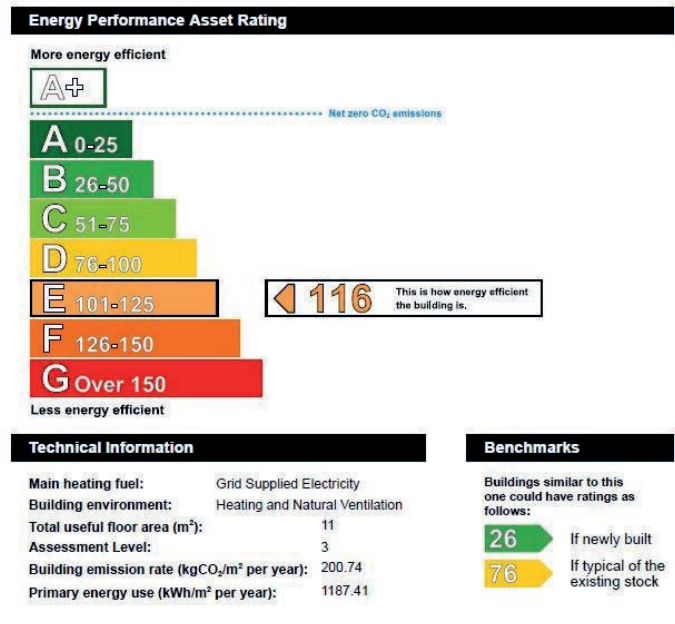
To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

Advance Ventures is acting on behalf of Merseyrail Electrics (2002) Limited, a company registered in England and Wales with company number 04356933 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

EPC:



Inspection:

Viewings can only be carried out with prior notice by contacting:

enquiries@advanceventures.co.uk