

LOT

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68 Argyle Street, Birkenhead, Merseyside CH41 6AF

GUIDE PRICE **£225,000+***

DEVELOPMENT OPPORTUNITIES

Description

A substantial three/four storey plus basement corner property comprising various office spaces on all floors. Formerly the space of McEwan Wallace Accountants with an approximate internal area of 8,866sqft. The property benefits from large open plan working spaces together with smaller individual offices, meeting rooms, board room, ground floor reception area, kitchens and WCs. The property has two front entrances, one to the side of the building on Marion Street and benefits from central heating with four boilers in the building. The front elevation is over three floors and to the rear, which can be accessed separately via Marion Street is over four floors. The property is in good order and would be suitable for continued commercial use with the potential for conversion to a number of uses, including residential subject to any necessary consents.

Situated

On the corner of Argyle Street and Marion Street in a popular and prominent position close to local amenities, transport links and the city centre.

Accommodation

Basement	2,152sqft
Ground Floor	2,163sqft
First Floor	2,152sqft
Second Floor	473sqft
Third Floor	1,926sqft
Total	8,866sqft approximately

EPC Rating

TBC

Note

There are plans available for inspection in the auctioneers office.

