

LOT  
**46**

**Unit A Maritime Business Park, 6 Sovereign Way, Birkenhead CH41 1DL**

**COMMERCIAL INVESTMENT**

Guide Price **£210,000+**



**Industrial investment producing £26,000pa. The premises comprise a 550m<sup>2</sup> (5,920sq ft) workshop with offices and mezzanine store with associated car parking to the front of the unit.**

**Situated**

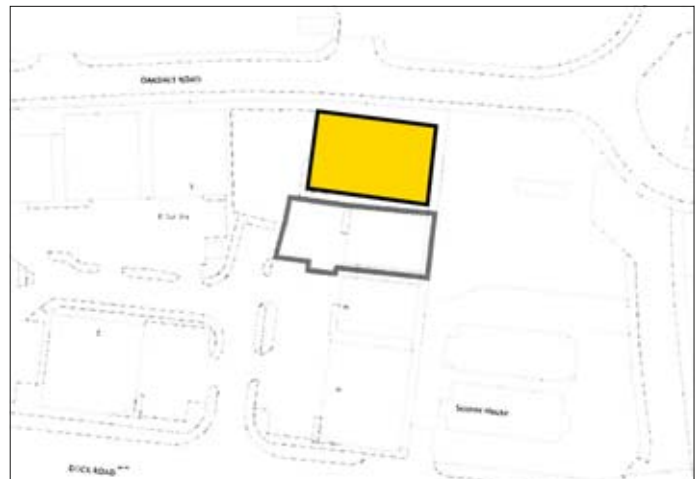
Located off the Dock Road (A5139) Birkenhead. Access to the Mersey Tunnels is within ½ mile, whilst the A41 links to the M53 and the wider motorway network to the south.

**Note**

The property is registered for VAT.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
A	Wilhelmsen Ship Services Ltd	Workshop, Office, Staff Room, Mezzanine store 550m <sup>2</sup> (5920sq ft)	2 years from 2nd January 2011	£26,000pa	2nd January 2013

\*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.

**Current Rent Reserved**

**£26,000pa**