

LOT 27 **33 Hamilton Square, Birkenhead, Merseyside CH41 6AZ**
VACANT COMMERCIAL Guide price **£100–110,000**



The property comprises an attractive Grade I Listed sandstone faced four storey period building. The accommodation comprises ground floor vestibule entrance hall leading to four individual rooms, first floor a further four rooms with toilet compartments & wash hand basins, second floor with a further three rooms with cloakroom/WC & third floor further three rooms, kitchen, bathroom/WC. Rear car park for approximately 8 vehicles parked in two tandem rows of 4.

Situated

The property is situated on Hamilton Square Birkenhead within Wirral's main commercial centre. Hamilton Square is a range of period listed buildings within a public square occupied by both commercial and residential occupiers. Close to Queensway tunnel, which provides easy access to Liverpool city centre and the A552 which provides easy access to the M53 motorway. Conway Park and Birkenhead Central train stations are both within ½ mile of the property. Hamilton Square is a designated conservation area with a range of Georgian style Grade I listed buildings.

Basement

76m² (818ft²)

Ground Floor

Hall, 4 Rooms 50.9m² (547ft²)

First Floor

Three Rooms, two WCs 57.7m² (621ft²)

Second Floor

Three Rooms, WC 56.9m² (612ft²)

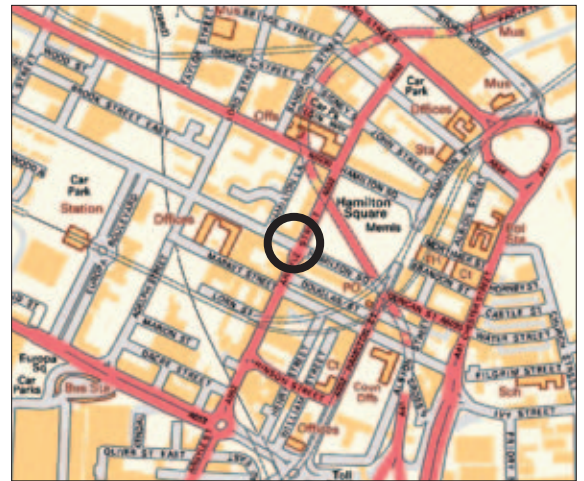
Third Floor

Three Rooms, Kitchen, Bathroom/WC 48.9m² (526ft²)

Total Floor Area Approx 290.4m² (3125ft²)

Outside

Rear Car Park.



Not to scale. For identification purposes only