

**3 Mortimer Street, Birkenhead,  
Wirral, CH41 5EU**

**Substantial fully refurbished self contained offices  
To Let/For Sale**



### **INFORMATION SUMMARY**

- ◆ *Total net internal floor area 160.91m<sup>2</sup> - 1733 sq ft*
- ◆ *Freehold for sale £150,000*
- ◆ *Available to rent upon application*
- ◆ *Five storey period building*

#### **Misrepresentations Act**

Hyatt on Property for themselves and for the vendors and the lessors of this property whose agent they are give notice that (i) the particulars set out a general outline only for guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hyatt on Property has any authority to make or give representation or warranty whatever in relation to this property.

### LOCATION

The premises are located on the northern side of Mortimer Street, close to its junction with Hamilton Square and immediately adjacent to the former Town Hall.

Hamilton Square is the recognised heart of Birkenhead's office area with a number of solicitors and other professional firms operating from this prestigious area.

### DESCRIPTION

The premises comprise a five storey self contained office building that has been fully refurbished to provide good quality office premises essentially comprising two offices per floor with communal facilities throughout the lower ground floor including two kitchens, staff room, boiler room and store.

In addition, the third floor which is integrated within the roof space has restricted head height and is ideal for document storage. Adequate car parking is located within close proximity.

### ACCOMMODATION

The premises have been measure in accordance with the RICS Code of Measuring Practice to provide a net internal floor area as follows:-

AREAS	Sq Ft	Sq m
<b>Ground floor:</b>		
Office 1	185	17.18
Store	9	0.85
Office 2	186	17.31
Store	11	1.04
<b>Total</b>	<b>391</b>	<b>36.38</b>
<b>First floor:</b>		
Store	9	0.81
Office 1	186	17.23
Store	10	0.90
Office 2	182	16.90
<b>Total</b>	<b>387</b>	<b>35.84</b>
<b>Second floor:</b>		
Store	9	0.81
Toilet		
Office 1	183	16.97
Office 2	66	6.15
Office 3	77	7.19
<b>Total</b>	<b>335</b>	<b>31.12</b>

### Third floor (Open Plan Office):

<b>Total</b>	<b>247</b>	<b>22.89</b>
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### Stairs from ground floor to:

#### Lower ground floor/basement:

Kitchen area 1 (staff room)	183	16.97
Boiler room	190	17.71
Store	373	34.68

<b>Total net internal floor area</b>	<b>1733</b>	<b>160.91</b>
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### SERVICES

The premises have a door entry system, burglar alarm system, full central heating and all main services.

### RATES

Please visit: [www.ratinglist.voa.gov.uk](http://www.ratinglist.voa.gov.uk)

### TENURE

The premises are freehold.

### FOR SALE

Offers over £150,000 (One hundred and fifty thousand pounds) are invited for the freehold interest.

### VAT

All prices and outgoings are quoted exclusive of, but may be subject to, VAT.

### VIEWING

For viewing and further information, please contact:

Mike Honeybourne  
 Direct Dial - 0151 221 9335  
 Email - [mike@hyattonproperty.com](mailto:mike@hyattonproperty.com)  
 Hyatt on Property,  
 28 Rodney Street, Liverpool L1 2TQ

Or Joint Agent

Jason Wadson  
 Smith & Sons  
 Hamilton Square  
 Birkenhead  
 Tel: 0151 647 9272  
 Email – [jxw@smithandsons.net](mailto:jxw@smithandsons.net)

### SUBJECT TO CONTRACT

## Energy Performance Certificate Non-Domestic Building



3 Mortimer Street  
BIRKENHEAD  
CH41 5EU

Certificate Reference Number:  
0696-2468-6030-2400-4203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....that save CO<sub>2</sub> emissions

**A**

0-25

**B**

26-50

**C**

51-75

**D**

76-100

**E**

101-125

**F**

126-150

**G**

Over 150

Less energy efficient

**96**

This is how energy efficient  
the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 217  
Building complexity (NDS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 53.69

### Benchmarks

Buildings similar to this one  
could have rating as follows:  
**29** If newly built  
**77** If typical of the  
existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



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