



HAMILTON  
SQUARE

41 42 43

## FOR SALE 41, 42 & 43 Hamilton Square, Birkenhead CH41 5BP

A fine terrace of freehold period properties with abundant on site car parking. A unique redevelopment opportunity for alternative residential use (subject to planning). Currently producing £35,900 pa exc.

**Total Floor Area over 3 buildings - 7,995 sq ft (742.8sqm)**

ENTER





## INVESTMENT SUMMARY

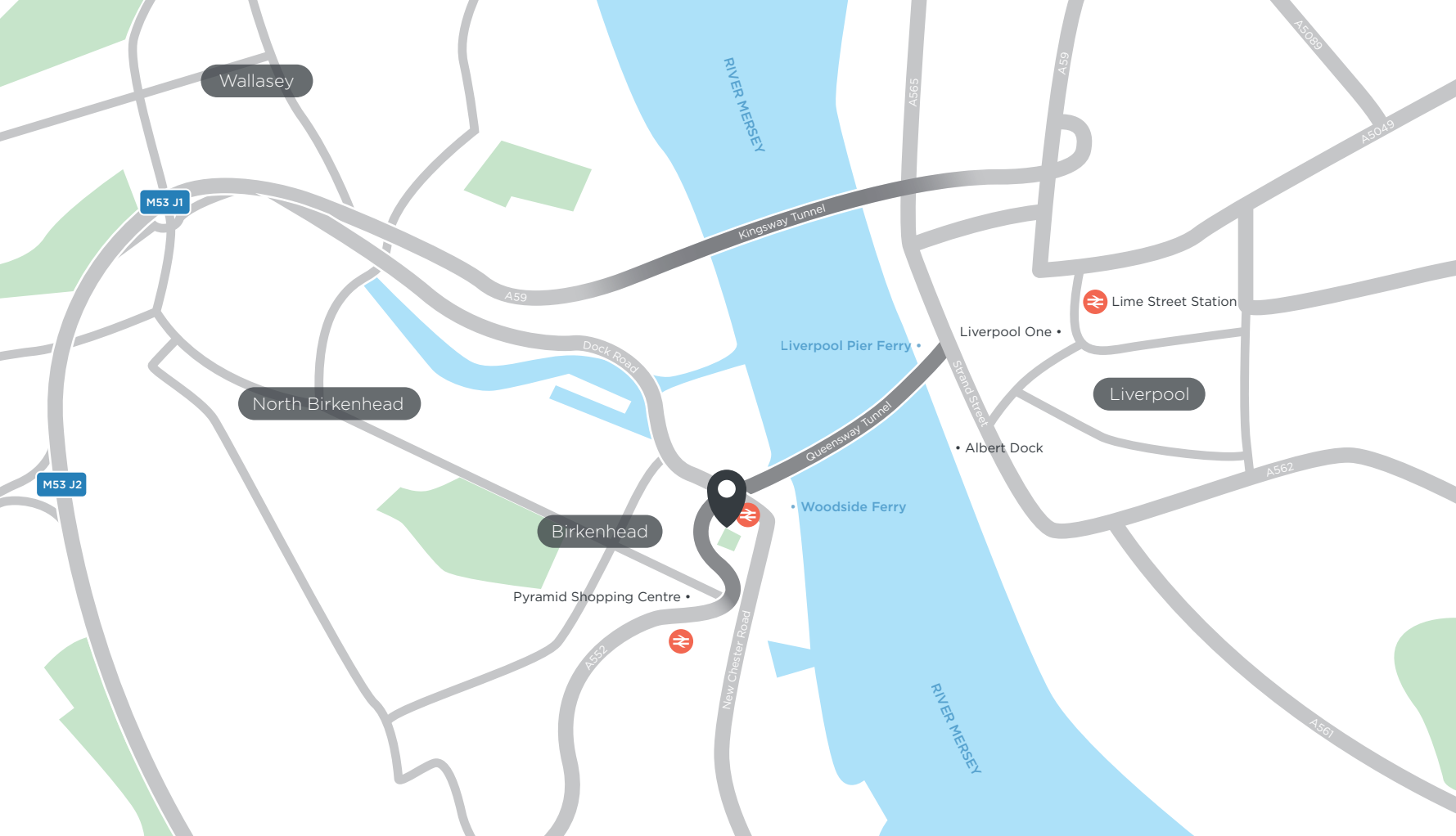
Hamilton Square is the largest Grade 1 listed Victorian square outside London. It contains 62 Grade 1 listed buildings as well as the former Grade II listed Birkenhead Town Hall. The houses were designed by the Scottish Architect James Gillespie Graham, famous for his work in Edinburgh New Town. The Hamilton Square Conservation Area was first designated in July 1977 to protect the character and uniformity of the historic Square. It is named after the family of the wife of Scottish shipbuilder William Laird.

The properties represent a very rare opportunity to acquire 3 adjoining properties that have been in the same ownership for over 70 years. The subject properties are situated on the South side of the Square and overlook the attractive central gardens. The Georgian design is complimented by the sandstone construction and the neo-classical design and timber sliding sash windows.

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## LOCATION

Hamilton Square now forms an intrinsic part of the main Town Centre of Birkenhead which lies approximately half a mile to the South West of the main Pyramids Shopping Centre which houses over 100 stores including H&M, ASDA, Boots, River Island, HSBC and Liverpool Football Club.

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## RAIL

Merseytravel provides excellent rail links via the underground loopline which can be easily accessed close by from Conway Park and Hamilton Square Rail Stations. In turn these link directly with Lime Street Mainline Station which provides services to major UK cities and London Euston.

## ROAD

M53 and M56 motorways provide direct access to the regional and National Motorway Network. The Queensway and Kingsway Mersey Tunnels provide direct road routes to Liverpool and the greater Merseyside region beyond.

## SEA

The famous Mersey Ferries offer an alternative and iconic way to cross the Mersey via Woodside and direct access to Liverpool City Centre. This links directly to Irish Sea ferries and the Isle of Man.

## AIR

Liverpool John Lennon Airport is 30 minutes to the North East and operates flights to some 68 plus European destinations with Trans Atlantic connections via Dublin. Manchester Airport is a further 30 minutes drive or accessible via a direct rail service from Lime Street Station.

# LOCATION

[CLICK HERE FOR MAP](#)

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# ACCOMMODATION

Each property currently comprises a series of private office and general office areas set over basement, ground and 3 upper floors set around an ornate central stairwell. The properties are approached directly off the main Hamilton Square thoroughfare. The secure walled and gated car park is accessed directly off Douglas Street to the rear and spans all three of the properties at the rear, and has 15 marked spaces.

The floor areas for each building are as follows:

FLOOR	41 HAMILTON SQUARE	42 HAMILTON SQUARE	43 HAMILTON SQUARE
Ground Floor	614 sq ft	613 sq ft	614 sq ft
First Floor	726 sq ft	765 sq ft	779 sq ft
Second Floor	583 sq ft	614 sq ft	575 sq ft
Third Floor	657 sq ft	678 sq ft	777 sq ft

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# TENANCY INFORMATION

There are a number of tenancies in each building as follows:

FLOOR	41 HAMILTON SQUARE	42 HAMILTON SQUARE	43 HAMILTON SQUARE
Basement	<b>D2i Systems Ltd</b> 5 years from 7/2/18 with a Tenant's break at the third anniversary (£12,000 p/a)		
Ground Floor	Vacant	To be vacated by 27/4/18	To be vacated by 27/4/18
First Floor	<b>Messrs Laiolo and Pownall</b> 1 year from 1/7/17 (£5,000 p/a)	To be vacated by 27/4/18	To be vacated by 27/4/18
Second Floor	<b>FSP Northern Architects Ltd</b> Holding over (£4,000 p/a)	To be vacated by 27/4/18	To be vacated by 27/4/18
Third Floor	<b>First Connection (Perio) Ltd</b> 1 year from 2/1/18 (£4,000 p/a)	<b>Jones Kinvig Lawyers Ltd</b> 1 year from 1/12/17 (£4,000 p/a)	<b>The Ultimate Corporation Ltd</b> 4 years from 19/6/17 with Tenant's breaks at 18/12/18, 18/6/19 or on 6 month intervals thereafter (£4,000 p/a)

In addition to the above, Dark Horse also have a small room in the basement for document storage, for which they pay £600 p/a.

There are service charge provisions for each building collecting contributions for the usual common parts maintenance items. Some of the leases have capping provisions for tenant's contributions.

The buildings have a car park that spans all three at the rear, and has 15 marked spaces. At the moment they are let as follows:

- |                               |   |                              |
|-------------------------------|---|------------------------------|
| 1. To be vacated by 27/4/18   | 7. To be vacated by 27/4/18                             | 12. Ged Jones                |
| 2. To be vacated by 27/4/18   | 8. FSP Northern Architects Limited £500                 | 13. To be vacated by 27/4/18 |
| 3. To be vacated by 27/4/18   | 9. FSP Northern Architects Limited £600                 | 14. To be vacated by 27/4/18 |
| 4. To be vacated by 27/4/18   | 10. Let within The Ultimate Corporation Limited's lease | 15. To be vacated by 27/4/18 |
| 5. Let to D2i Systems Limited |   |                              |
| 6. Let to D2i Systems Limited | 11. Ged Jones - let with space 12 at £1,200 p/a         |                              |

## VAT Registration

All buildings are VAT registered, the landlord revoked its exemption in 1994.

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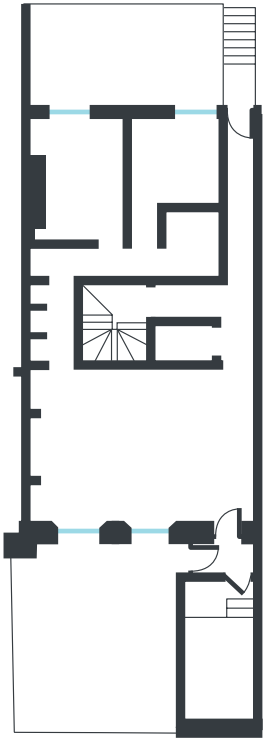
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# FLOOR PLANS

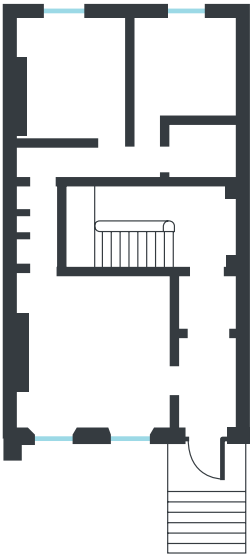
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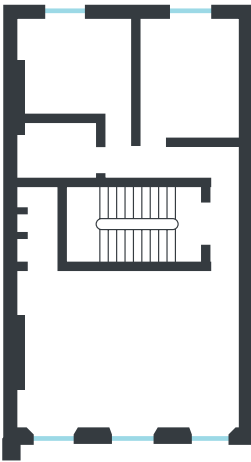
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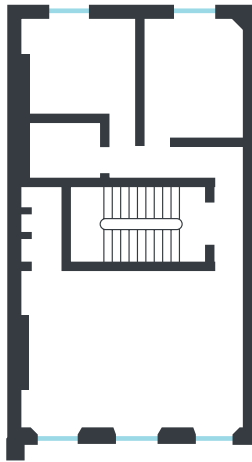
Basement



Ground Floor

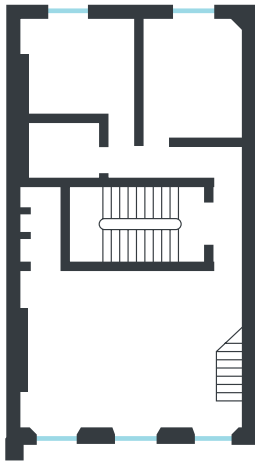


First Floor



Second Floor

WCs currently located here



Third Floor

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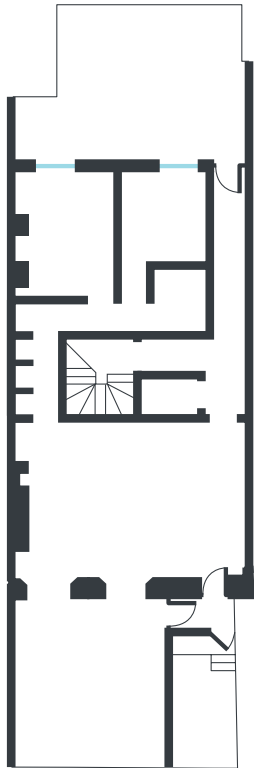
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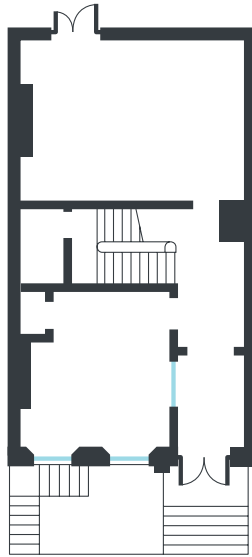
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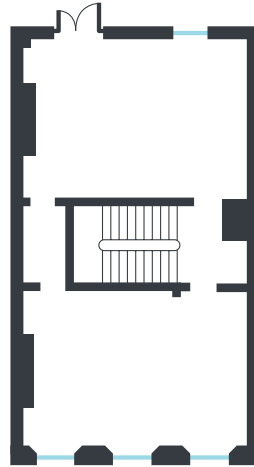
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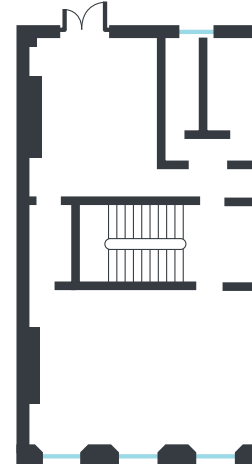
Basement



Ground Floor

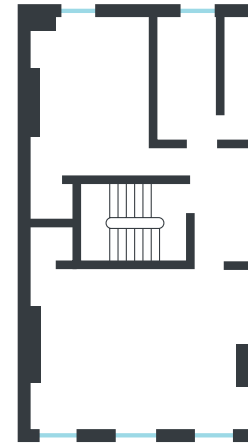


First Floor



Second Floor

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Third Floor

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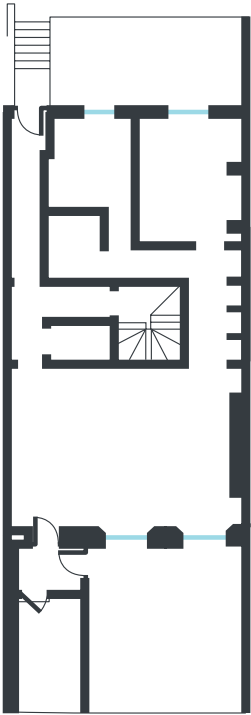


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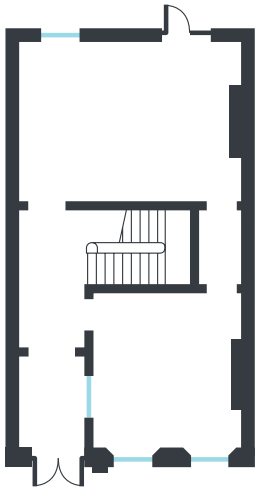
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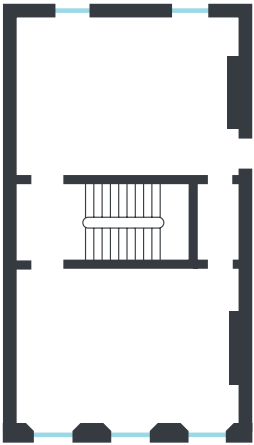
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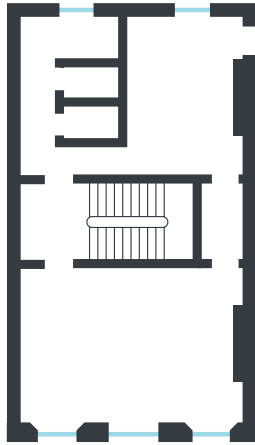
Basement



Ground Floor

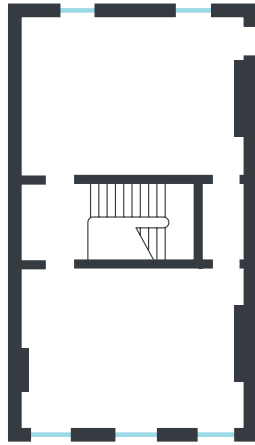


First Floor



Second Floor

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Third Floor

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## TENURE & LEGAL

### VAT

The purchase price will be subject to VAT at the prevailing rate.

### TENURE

Each property is Freehold and free from encumbrance.

### LISTING/EPC

The buildings are Grade 1 Listed and as a consequence EPCs (Energy Performance Certificates) are not required.

### PROPOSAL

Offers are invited for the benefit of our clients Freehold interest. Guide price and further details upon request.

### ASSET MANAGEMENT OPPORTUNITIES / ALTERNATIVE USE

The properties offer future potential for alternative uses such as conversion to residential apartments, serviced apartments or hotel (subject to usual consents). In this regard an excellent opportunity exists for a prospective purchaser to benefit from the existing rental income whilst initiating a planning application for a change of use. In addition there is the added benefit of exploring potential re gear / and lease extensions with existing occupiers and secure additional tenants on flexible short term leases to improve income profile and reduce void costs.

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# ENQUIRIES



Strictly through sole agents:

**Brian Ricketts**

brianricketts@hwandp.co.uk

SUBJECT TO CONTRACT The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact whatsoever in relation to the property. (vi) Prices and rents quoted in these particulars may be subject to VAT in addition. March 2018. Bella Design & Marketing [www.belladesign.co.uk](http://www.belladesign.co.uk)

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