



**MISTORIA**  
ESTATE AGENTS



**3 Cleveland Street  
Birkenhead CH41 6ND**

**£400,000 GUIDE PRICE**

**Freehold**



**MISTORIA**  
ESTATE AGENTS

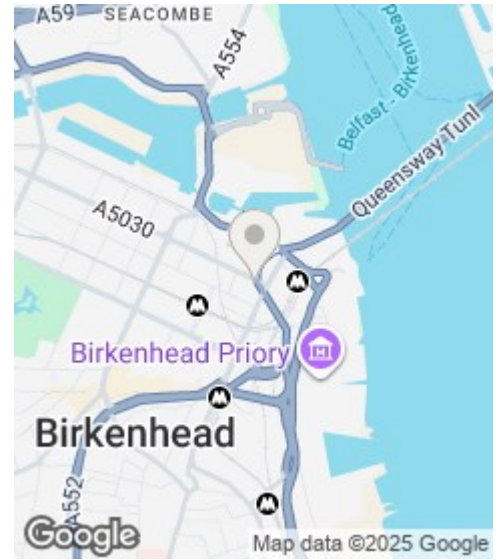
- WELL LOCATED THREE FLOOR COMMERCIAL UNIT.
- PARKING 15+ CARS, SECURE, ALARMED & CAMERAS.
- CURRENT COMMERCIAL INCOME OF £37500 PER YEAR.
- OUTLINED PLANNING PERMISSION FOR 20 APARTMENTS.
- CLOSE TO TOWN CENTRE, TRANSFER LINKS & UNIVERSITY.
- GREAT AS COMMERCIAL OR DEVELOPMENT POTENTIAL.



**OUTLINED PLANNING FOR 20 APARTMENTS. PARKING FOR 15+ CARS  
CURRENT COMERCIAL INCOME OF £37,500 PER YEAR.**







#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Pall Mall Liverpool Mistoria  
22 Pall Mall  
Liverpool  
L3 6AL

0151 282 1539  
info@mistoria.co.uk  
mistoria.co.uk

