



**£12,000 per annum**  
**34 Hamilton Square**  
**Birkenhead | Wirral | CH41 6DQ**

**PROPERTY  
CENTRE**

90-92 WALLASEY ROAD, WALLASEY, WIRRAL CH44 2AE

Tel: 0151 639 0770

Rental: 0151 639 7500

Fax: 0151 630 7117

Email: [propcentre@aol.com](mailto:propcentre@aol.com)

Web: [www.propertycentre.org](http://www.propertycentre.org)

**SALES ■ LETTINGS ■ COMMERCIAL ■ LAND**



## DESCRIPTION

Large shop premise is available to let on the highly established Hamilton Square, Birkenhead.

This property is a magnificent grade 1 listed building occupying a prominent corner position in the Georgian square designed by the famous Edinburgh architect James Gillespie Graham.

The property offers a grand entrance into a light and spacious main trading area that has imposing Georgian windows that offer lovely views across the private gardens of the square.

Location:



### GROUND FLOOR

Ground floor comprising of Coffee Bar with various seating areas and disabled WC. External Seating Area



#### COFFEE SHOP

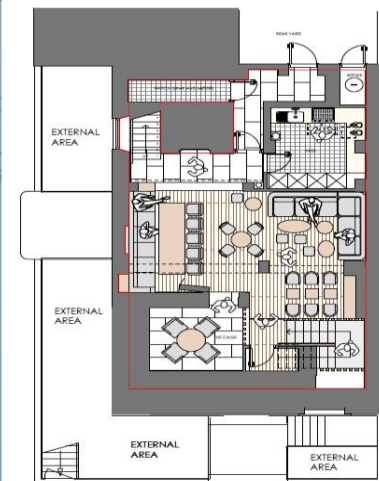
INTERNAL AREA 75m<sup>2</sup> (805ft<sup>2</sup>)

EXTERNAL AREA 24m<sup>2</sup> (258ft<sup>2</sup>)

TOTAL AREA 99m<sup>2</sup> (1063ft<sup>2</sup>)

### LOWER GROUND FLOOR

Ground floor comprising of Coffee Bar Prep Area with various seating areas



## SUMMARY

The property is of very generous accommodation and offers the main trading area, through the back is another area that could have a number of uses and a lift down to the basement that is also accessed by stairs. The basement offers more trading/storage or preparation space and also houses the original safe from when this building was trading as a bank.

Being surrounded by other local business's in this commercial area and a stone's throw from Hamilton Square train station means this building is set in a prime location and with having a high footfall this is a very sought after spot.

If you are looking to expand a business or start one, then look no further as this stunning building could be just for you!!

Main Trading Area- 27'6" x 25'1"

Back Room – 12'12" x 13'6"

Basement – 24'3" x 18'2"

