

LOT
53

50 Hamilton Square, Birkenhead, Merseyside CH41 5AS

GUIDE PRICE **£225,000+***

VACANT COMMERCIAL

Description

A substantial Grade I listed double fronted former bank building with residential accommodation to the upper floors. The top floor comprises a flat with its own access from the rear producing a peppercorn ground rent. There is a secondary means of access to the upper floors from an enclosed staircase fronting Hamilton Street. The property would be suitable for a number of uses to include residential conversion, subject to obtaining the necessary consents. Planning permission was granted in March 2020 for an Apart Hotel to the ground, first and second floors. (Planning Ref. APP/19/01689).

Situated

On the corner of Hamilton Square and Hamilton Street in a prominent position in the main commercial centre of the town and overlooking Hamilton Square Gardens, close to Queensway Tunnel which provides easy access to Liverpool city centre. The immediate surrounding area provides a wide mix of residential houses and apartments, industrial workspace and retail premises.

Lower Ground Floor

Three Rooms and stores.

Ground Floor

Banking Hall, Office, Rear room with dumbwaiter to the lower ground floor.

First Floor

Kitchen, Offices, WCs (No fittings)

Second Floor

Two Offices, Kitchen, WCs (No fittings)



Joint Agent

S Vance & Co

