

49 Rodney Street, Liverpool, L1 9EW

Substantial and historic premises in premier location

For Sale



INFORMATION SUMMARY

- ◆ *Long leasehold interest*
- ◆ *1,439 Sq Ft (133.65 Sq M) of commercial space*
- ◆ *Income producing residential letting*
- ◆ *Suitable for alternative uses subject to consents*
- ◆ *Offer over £400,000*

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 eastern side of Rodney Street close to its junction with Mount Street, Upper Duke Street and the Anglican Cathedral. Rodney Street is recognised as one of the prime office and historic settings in Liverpool City Centre.

DESCRIPTION

The premises comprise a Grade II listed, four storey, former dwelling house that was converted a number of years ago to that of offices at Basement, Ground and First Floor. The top floor is let as residential accommodation.

Access to the property is via steps from Rodney Street into an imposing entrance hall: the ground floor comprises a Vestibule, front office, kitchenette, rear office and self-contained WC

Stairs lead to a first floor comprising a vestibule with store area, 2 offices, stores and a large frontage to Rodney Street.

Externally there is a garage area leading from Pilgrim Street to the rear with 2 car parking spaces.

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
Basement:		
Office/Consulting	485	45.06
Ground floor:		
Office 1	243	22.53
Office 2	156	14.49
Staffroom/vestibule	25	2.32
Total	424	39.34
Stairs to:		
First floor:		
Front office	342	31.77
Rear office	154	14.31
Landing/ Vestibule	34	3.16
Total	530	49.24
Summary of Areas:		
Basement	485	45.06
Ground Floor	424	39.35
First floor	530	49.24
Total	1,439	133.65

RESIDENTIAL TENANCY

The second and third floors incorporate a two bedroomed residential apartment let on an Assured Shorthold Tenancy at £750.00 per month.

TENURE

The premises are held by virtue of a 125 year lease with effect from 31st March 2003 at a peppercorn rent.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating - G231

PLANNING

The premises are in office and residential use and could be converted for either of these or other uses subject to obtaining the necessary consents. Please make enquiries via Liverpool City Council's Planning Department

PRICE

Offers are invited in excess of £400,000 for the long leasehold interest.

VAT

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

VIEWING

For viewing and further information, please contact:

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SUBJECT TO CONTRACT

49 Rodney Street, Liverpool, L1 9EW

