



FOR SALE

60 Rodney Street,
Liverpool, L1 9AD

- 3 Storey Commercial Premises with Car Parking Provision
- In the Heart of the Georgian Quarter
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 376.9 sq.m (4,057 sq.ft)

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Location

The property fronts onto the Easterly side of Rodney Street between its junctions with Leece Street/Hardman Street and Knight Street / Mount Street in the easterly part of Liverpool city centre. The location is within easy walking distance of many of the main buildings of both Liverpool University and Liverpool John Moores University, together also with the Liverpool Institute of Performing Arts, the city's main shopping areas and Liverpool One development and most of the main nightlife areas. It is also near to the city's two Cathedrals and Lime Street Intercity mainline railway station.

The Property

The property provides a four storey Georgian terraced building with accommodation at basement, ground, first and second floor with rear car parking via gated entrance. The building is currently fitted for office purposes on all levels with the benefit of a part refurbished second floor and attic level. We understand that the premises is Grade II listed and built circa mid 19th Century. The property is a traditional Georgian construction with dual pitched slate roof and incorporates period Georgian features

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Lower Ground Floor:	81.8 sq.m (880 sq.ft).
Ground Floor:	103 sq.m (1,109 sq.ft).
First Floor:	119.6 sq.m (1,287 sq.ft).
Second Floor/Attic:	72.5 sq.m (780 sq.ft).
TOTAL APPROX NIA:	376.9 sq.m (4,057 sq.ft).

Tenure

We understand the property is held long leasehold from Liverpool City Council for the residue term of 99 years from 13th March 1996 and to be sold with Vacant Possession.

Price

£489,950.00

Council Tax

We understand through internet enquiries that the property has a rateable value of £39,250. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates..

EPC

The property has an Energy Performance Rating of C. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

Tel: 0151 207 9339

Contact: Tom Pearson

Email: tom.pearson@skrealestate.co.uk

