



FOR SALE

33a Rodney Street,
Liverpool, L1 9EH

- Mixed Use Building
- Highly Desirable Location in the Heart of the Georgian Quarter
- Substantial Off Road Parking Provision
- Total Approx NIA: 197.5 sq.m (2,126 sq.ft)

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Location

The property fronts onto the Westerly 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

This property is not Listed, unlike other buildings in this area. It features a traditional red-brick front elevation, typical of late 19th century construction, with large sash windows framed in white-painted timber. The façade is enhanced by a decorative porch supported by columns and a cast-iron balustrade running along a raised platform accessed via a flight of steps. The extensive parking provision at the front is bordered by a low brick boundary wall providing a tarmac surface. The front of the property was previously occupied by a Physiotherapist Clinic over the ground and first floor, achieving a rental income of £25,000 pa. To the rear, the property showcases a combination of original red-brick construction and a modern rendered extension providing 2/3 bed residential accommodation benefiting from gas central heating, under-floor heating with the extension providing large sliding glass doors for access to a courtyard area and off road parking, paved with granite slabs.

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:

Commercial Unit: 98.6 sq.m (1,061 sq.ft).

Residential: 98.9 sq.m (1,065 sq.ft)

TOTAL APPROX NIA: 197.5 sq.m (2,126 sq.ft)

Tenure

We understand the property is held long leasehold from Liverpool City Council for the residue term of 125 years from 31st March 2003 and to be sold with the benefit of Vacant Possession.

Guide Price

£650,000.

Rates

We understand through internet enquiries that the property has a rateable value of £17,000.

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 D89, with the residential area Rating 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 (tom.pearson@skrealestate.co.uk)

