



FOR SALE
96 Kent Street,
Liverpool, L1 5BD

- Investment - Strong Covenant
- Well Established City Centre Location
- Passing Rent: £31,000 per annum
- Net Initial Yield of 9.5%

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Location

The property is located within a modern mixed use building known as Tradewind Square, East Village of Duke Street fronting Kent Street close to its junction with Duke Street. East Village comprises a mixed use estate including a number of occupiers such as Liverpool City College, offices, residential and established restaurants such as Il Forno and Sapporo to name but a few. The property also benefits from excellent public transport links and is easily accessible by foot from the nearby bus interchange located on Paradise Street and also within close proximity is the Liverpool One shopping district, as well as being a short distance from Bold Street.

The Property

The subject property comprises a lower ground floor office unit currently let by a well established charity, Crisis UK Limited. There is a ground floor main personnel entrance with access from Kent Street providing a reception area leading to a staircase providing direct access to the lower ground floor office provision. Internally the premises benefits from well presented office accommodation with architectural features such as exposed brick work and barrel vaulted ceilings comprising suspended flooring with electrical sockets, suspended fluorescent strip lighting, electric storage heaters, WC and kitchen provision to the rear of the unit. Externally, the property benefits from timber framed single glazed sash windows and nearby kerbside parking provision (pay & display).

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:

Ground Floor: 17.5 sq.m (189 sq.ft).

Lower Ground Floor: 212.2 (2,283 sq.ft)

Tenancy Information

We understand that the premises is currently let by way of an effectively Full Repairing and Insuring Lease for a term of 5 years from 26th August 2024 at a current passing rent of £31,000 per annum to national charity, Crisis UK Limited.

Further details available upon request.

Tenure

We understand the property is held by way of a long leasehold interest for a Term of 150 years commencing 11th December 2002 with a peppercorn ground rent.

Further details are available upon request.

EPC

The property has an Energy Performance Rating of D78. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £24,750.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Guide Price

£315,000, reflecting a Net Initial Yield of 9.5% (after deducting purchasers costs at 3.47%)

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)