



## FOR SALE

71-72 Tradewind  
Square, Duke Street,  
Liverpool, L1 5BG

- Commercial Investment
- Well Established City Centre Location
- Scope to Re-gear
- Total Approx NIA: 190.8 sq.m (2,054 sq.ft)

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## Location

The property is located in Trade Winds Square, East Village of Duke Street accessible via Kent Street & 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 property comprises a lower and upper ground floor office premises in a mixed used residential scheme buildings arranged over 5 storeys and set back in a pleasant courtyard. Internally, the accommodation benefits from suspended acoustic tiled ceiling incorporating LG3 complaint lighting, raised flooring, electrical panel heaters. Male, female and disabled WC's are located on the lower ground floor entrance and kitchenette provision. Externally, the unit benefits from aluminium framed powder coated double glazed frontage.

## 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: 80.1 sq.m (862 sq.ft)

Upper Ground Floor: 110.7 sq.m (1,192 sq.ft).

## 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.

## Tenancy Information

We understand that the property is currently let on an effectively Full Repairing and Insuring Lease for a Term of 3 years from 4th January 2023, at a current passing rent of £24,000 per annum. Further details available upon request.

## EPC

The property has an Energy Performance Rating of D. Further details available upon request.

## Rates

We understand through internet enquiries the property has a rateable value of £21,750. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

## Price

**£290,000**, reflecting a Net Initial Yield of circa 9% (after deducting purchasers costs of 2.84%).

## 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](mailto:tom.pearson@skrealestate.co.uk))

