



FOR SALE/TO LET

102-104 Soho Street

Liverpool

L3 8AS

- Situated in close proximity to New Islington and Prescot Street (A57).
- Secure industrial unit providing cost effective space.
- Suitable for a variety of storage and other uses subject to planning.
- 16,670 sq. ft (1548 sq. m).

TO LET

102-104 Soho Street, Liverpool, L3 8AS

Location

The property occupies a rectangular shaped site, on the south easterly side of Soho Street, on the edge of Liverpool City Centre.

Access to Soho Street is from St Anne Street and also New Islington.

The immediate area is a mixture of industrial and residential uses, and is subject to mixed use regeneration.

The Property

The property comprises of a self contained industrial unit, constructed in 2 interconnecting bays. It is of traditional brick construction, with a solid concrete floor, and a double pitched roof, comprising corrugated asbestos sheeting, incorporating fibre glass roof lights, and supported on steel roof trusses.

Vehicular access is available in the front and side elevation, from a series of steel roller shutter access gates.

To the front elevation is a single storey amenity section with a flat roof, which comprises offices, staff amenity accommodation, and a former restaurant area.

The building provides cost effective secure storage accommodation.

Accommodation

We have measured the accommodation on the following gross internal floor area:-

16,670 sq. ft (1548 sq. m)

Tenure

The property is available on a new FR&I Lease, for a minimum term of 12 months upwards.

Rent/Sale Price

£75,000 per annum exclusive. Sale Price on application

Rates

Rateable Value: £36,250.

EPC

A full copy of the EPC is available upon request.

Viewings

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

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