SK REAL ESTATE









FOR SALE

Temple Square, 3 Temple Street, Liverpool, L2 5RH

- Prime Liverpool City Centre Location
- Modern Office Suites
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 211.1 sq.m (2,273 sq.ft)

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Location

The property is situated within Temple Square, an attractive landscaped courtyard development in the heart of Liverpool city centre, conveniently positioned between Dale Street and Victoria Street, within the city`s established commercial district. The surrounding area comprises a mix of offices, residential accommodation, hotels, restaurants and leisure amenities. Moorfields Railway Station, Liverpool ONE and the city`s principal retail and commercial areas are all within easy walking distance, with excellent transport connections throughout the wider region.

The Property

The property comprises two self-contained, lower ground floor office suites forming part of Sovereign Chambers, an attractive period building within the Temple Square development. The accommodation provides a combination of open plan office space and individual private offices with contemporary glazed partitioning, together with fitted kitchen facilities incorporating integrated appliances. Both suites are finished to a modern specification, benefiting from carpet-tiled flooring, suspended ceilings with recessed LED lighting, HVAC systems, intercom facilities and secure fob controlled access with shared WC facilities.

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:

Unit 1: 121.55 sq.m (1,308 sq.ft).

Unit 2: 89.57 sq.m (965 sq.ft)

Tenure

The property is held long leasehold for a term of 999 years from 5 May 2006, subject to a ground rent historically reported at £401.68 per annum, with 10-yearly RPI-linked reviews. Further details are available upon request.

Price

Offer in the region of £245,000, for the long leasehold interest, with vacant possession.

Rent

£34,000 per annum.

All prices and rents are exclusive of VAT, where applicable. Rents are also exclusive of business rates, service charge and other occupational outgoings

EPC

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

Rates

We understand through internet enquiries that the property has a rateable value of £16,250. Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team: (commercial@skre.co.uk)

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