

50-56 FOX STREET

& 5 UPPER BEAU STREET

LIVERPOOL, L3 3BQ



FOR SALE

REDEVELOPMENT OPPORTUNITY

24,935 SQ FT (2,316.5 SQ M)

SUITABLE FOR A VARIETY OF USES

(SUBJECT TO PLANNING)

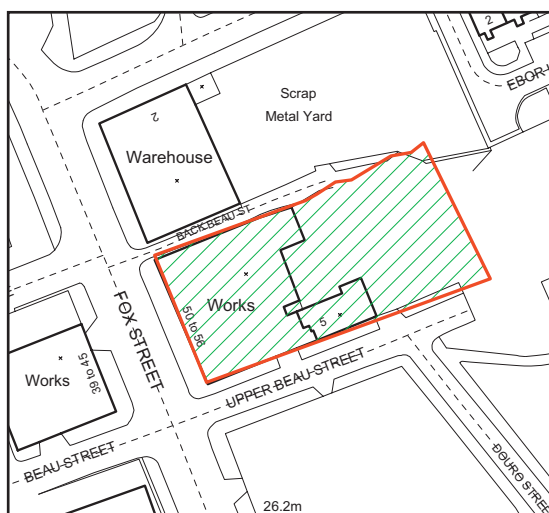
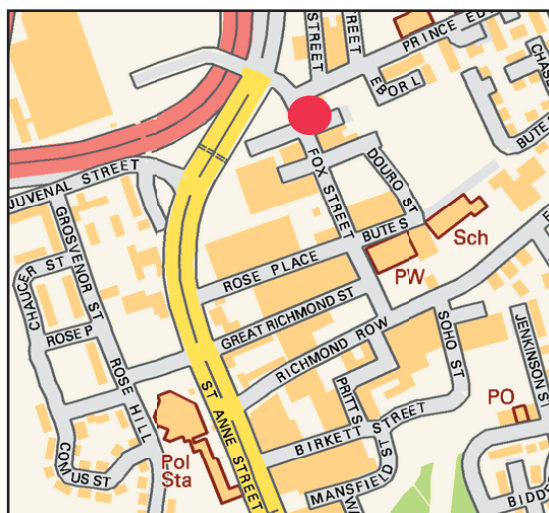
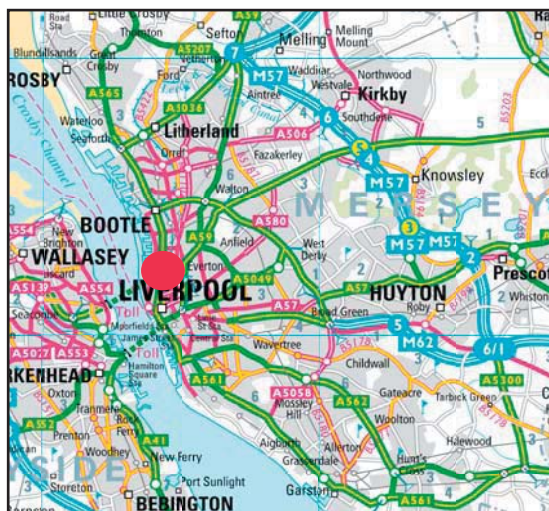
CONTACT HITCHCOCK WRIGHT
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Hitchcock Wright
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CHARTERED SURVEYORS

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FOX STREET LIVERPOOL



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LOCATION

The subject buildings are situated on Fox Street and Beau Street close to the junction with St. Anne Street / Great Homer Street, approximately one mile from Liverpool City Centre.

The site has excellent road communications and is close to the proposed new Tesco Superstore and retail development.

DESCRIPTION

The property is of brick construction and incorporates a part four storey (50-56 Fox Street) part two storey (5 Upper Beau Street) building.

The property benefits from a large yard to the rear with access from Upper Beau Street.

Internally the accommodation is finished to a basic standard and is used in the main for storage. There is office accommodation on part of the first floor and an auction room on the ground floor. The ground floor benefits from roller shutter access to the side and rear elevations.

ACCOMMODATION

FLOOR	SQUARE METRES	SQUARE FEET
Ground Floor	669.7	7209
First Floor	538.7	5798
Second	473.4	5096
Third	474.0	5102
Mezzanine	160.7	1730
Total	2,316.5	24,935
Site Area	1,500	0.37 acres

ASKING PRICE

Offers in the region of £750,000.

TENURE

We understand the property is freehold and will be offered with vacant possession on completion.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

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 Details Prepared July 2008.
 Subject to Contract