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FOR SALE - 12 RODNEY STREET

A FINE PERIOD INVESTMENT PROPERTY

(CURRENTLY PRODUCING £35,041 PA EXC NET)

275 sqm (2,961 sqft)

Hitchcock Wright
Estate Agents & Partners
0151 227 3400
www.hitchcockwright.co.uk

12 RODNEY STREET LIVERPOOL



LOCATION

The premises are situated in a prominent position within Rodney Street. The building is Grade II listed and falls within the Rodney Street Conservation Area. The property provides a rare opportunity to acquire a tastefully refurbished period building property.

DESCRIPTION

The property comprises a mid terraced Georgian building incorporating basement, ground and two upper floors (with attic) which are set out as offices. The accommodation is centrally heated and capable of occupation as a whole or by floor/rooms.

FLOOR AREAS

Basement	461 sq ft	42.8 sq m
Ground floor offices	732 sq ft	68.0 sq m
1st floor offices	725 sq ft	67.3 sq m
2nd floor offices	694 sq ft	64.4 sq m
Attic	349 sq ft	32.4 sq m
Total	2,961 sq ft	275 sq m

CURRENT INCOME

The property is currently let to five principal tenants producing a total net rental income of £35,000 per annum exclusive.

TENANCIES

A full tenancy schedule including copy leases is available upon request.

PRICE

Offers in excess of £400,000

TENURE

A new 125 year long leasehold interest will be available upon completion

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts, Hitchcock Wright & Partners.

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Details Prepared MARCH 2009

Subject to Contract

