

15/17 SEYMOUR TERRACE

SEYMOUR STREET, L3 5PE

LIVERPOOL



TO LET

SELF CONTAINED OFFICE ACCOMMODATION

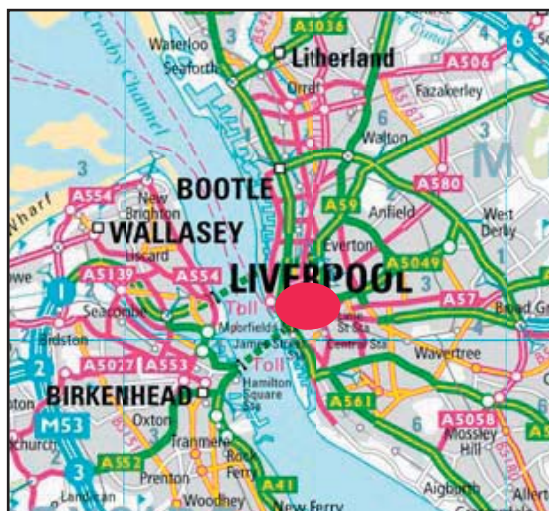
5 CAR PARKING SPACES

3,152 SQ FT (292.9 SQ M)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

15 SEYMOUR TERRACE LIVERPOOL, L3 5PE



LOCATION

The subject property is situated within Seymour Terrace, a development of 26 Georgian properties fronting Seymour Street on the fringe of Liverpool City Centre.

The premises are within close proximity to London Road (A5047) one of the main arterial routes in to the city centre. The M62 motorway is approximately 2 miles to the east.

DESCRIPTION

The property provides office accommodation over ground and two upper floors with WCs, a kitchen and boardroom at lower ground floor level.

The premises have been decorated to a high standard and benefit from category five data cabling and gas fired central heating. There are five car parking spaces within a secure car park to the rear.

ACCOMMODATION

Measured on a net internal area basis, the accommodation extends to approximately:

Lower Ground Floor -	57.3 sq m (617 sq ft)
Ground Floor -	73.2 sq m (788 sq ft)
First Floor -	78.5 sq m (845 sq ft)
Second Floor -	79.4 sq m (854 sq ft)
Total	288.4 sq m (3,104 sq ft)

TERMS

The property is available to let by way of a full repairing and insuring lease for a term of years to be agreed. Rental information available upon request.

BUSINESS RATES

We understand that the property has a current rateable value of:

Office and Premises -	Rateable Value: £21,000
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Interested parties are advised to make their own enquiries with the Business Rates Department of Liverpool City Council.

VAT

Please note that all rentals and prices are quoted exclusive of VAT.

COSTS

Each party will be responsible for their own costs incurred in connection with any legal documentation.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop,

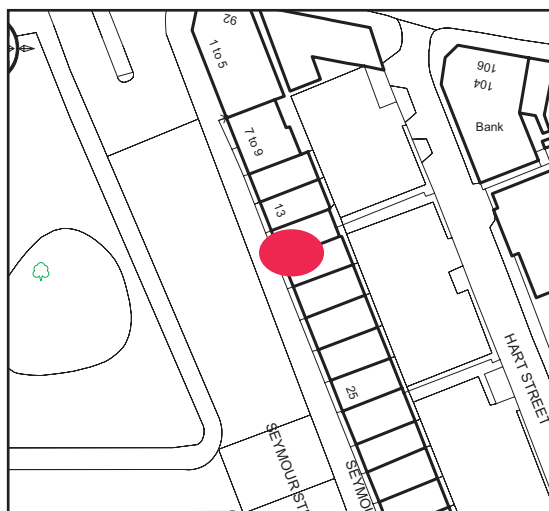
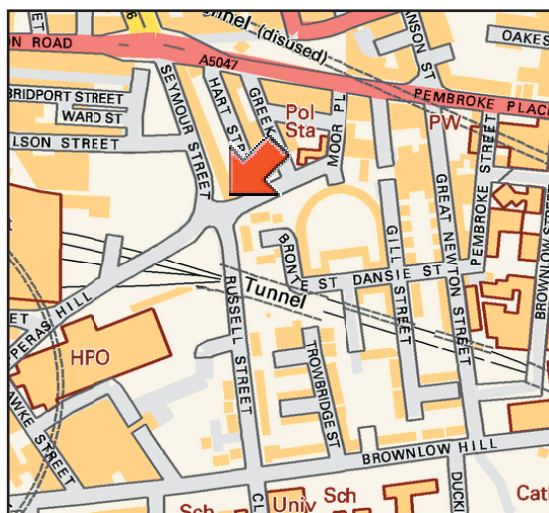
Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

Email: nickharrop@hwandp.co.uk

Details Prepared December 2008



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