

FOR  
SALE

hitchcockwright.co.uk



FULLY REFURBISHED  
PERIOD OFFICE BUILDING  
FREEHOLD INVESTMENT FOR SALE

- \* PART LET & PRODUCING £28,500 PAX
- \* VERY COMPETITIVE CAPITAL VALUE OF £60 PSF

11,142.5 SQFT (1,033.5 SQM)

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L2 9SH

**Hitchcock & Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# 8-10 STANLEY STREET LIVERPOOL, L1 6AF



Ground floor reception / sales area.

## LOCATION

The building occupies a prominent city centre location close to the junction of Dale Street and Stanley Street and is situated within the prime office core. The immediate area has seen considerable refurbishment/redevelopment activity in recent years and proves popular with office, residential and licensed premises users.

The premises benefit from excellent transport links being located close to Merseyrail's Moorfields Station (50m) and both Mersey Tunnels together with the majority of City Centre Bus Services along the Dale Street corridor.

## DESCRIPTION

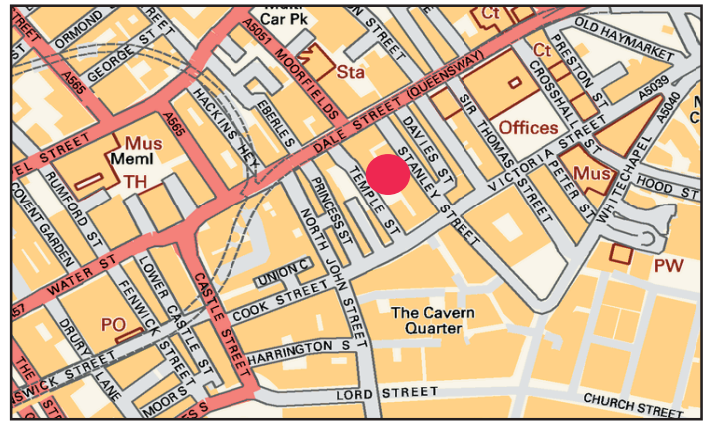
The property comprises a mid terraced office building with accommodation at sub basement, basement, ground and three upper levels.

The front elevation is granite faced, whilst the remaining elevations are primarily of brick work construction with single glazed steel framed windows throughout, many of which have secondary double glazing. The property is approached directly off the Stanley Street thoroughfare into a common entranceway and stairway which serves the upper floors and lower ground and basement areas via a six man passenger lift. There is also independent access to the basement from street level.

The building underwent a comprehensive refurbishment in 2003 and now comprises suspended ceilings with Category II Lighting and a mix of perimeter trunking and floor to ceiling conduit. Each floor provides a full mix of open plan and cellular offices with Kitchen facilities, ladies and gents toilets at the first and third floors. The lift serves basement, ground and all upper floors whilst heating is provided by gas central heating to all floors save for the third floor.

## PURCHASE PRICE

This asking price has been discounted for a quick sale. £668,520 equating to £60 per sq.ft.



Based upon an Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Licence No 100020449

## ACCOMMODATION

The premises have been measured on a net internal area basis as follows:

Sub basement -	Not Measured	
Basement -	231 sq m	(2,491 sq ft)
Ground Floor -	205 sq m	(2,209 sq ft)
First Floor -	195 sq m	(2,103 sq ft)
Second Floor -	205 sq m	(2,209 sq ft)
Third Floor -	197 sq m	(2,130 sq ft)
<b>Total -</b>	<b>1,033 sq m</b>	<b>(11,142 sq ft)</b>

## TENANCIES

FLOOR	TENANT	TERM	RENTAL
BASEMENT	Messrs McGuinness & Range	Monthly licence	£18,500
GROUND FIRST SECOND	Vacant	N/A	£70,000
THIRD	Lee Spencer - T/A Spencer Accounting Services	Monthly licence	£10,000

## VAT

All prices listed are exclusive of but will be subject to VAT at the appropriate rate.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Neil Kirkham Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: neilkirkham@hwandp.co.uk

Details Updated October 2010

Subject to Contract



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

