

# TO LET

Attractive Commercial Property  
Suitable for a Variety of Uses Subject to Planning  
Car Parking Available  
1,825 sq.ft. (169.5 sq.m.)

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

Rent on Application



## 7-29 Brasenose Road, Liverpool L20 8HL

### LOCATION

The property is prominently situated on Brasenose Road, close to its intersection with Bankhall Street, which leads to Derby Road (A565) and Stanley Road (A567), the two main arterial roads leading north from Liverpool City Centre through to Bootle, within close proximity to Liverpool Docks.

Liverpool City Centre is located approximately 2.4 miles to the south and the M62 motorway is located approximately 6 miles to the southeast. Bootle Town Centre is approximately half a mile to the north.

Bankhall Merseyrail Station is located a short walk away and the property is well placed for both public transport and rail communications about the area.

### DESCRIPTION

Comprises a first-floor office suite within a substantial period building fronting Brasenose Road. Access to the first floor is via a roller shutter to the right side of the building, behind which is an internal staircase leading to the office accommodation.

The accommodation provides open plan office space with partitioned areas created by glazed screens. The space benefits from a suspended ceiling with recessed fluorescent lighting and carpet flooring throughout. The walls are painted and finished to a good standard. Large windows to the front elevation provide natural light and WC facilities are provided. All main services are available, while the property would suit a variety of

office uses.

### ACCOMMODATION

Measured on a gross internal area basis the property extends to approximately:-

Offices	1,825 sq.ft.	169.5 sq.m.
---------	--------------	-------------

### RENT

Available upon Application.

### LEASE TERMS

Available upon request.

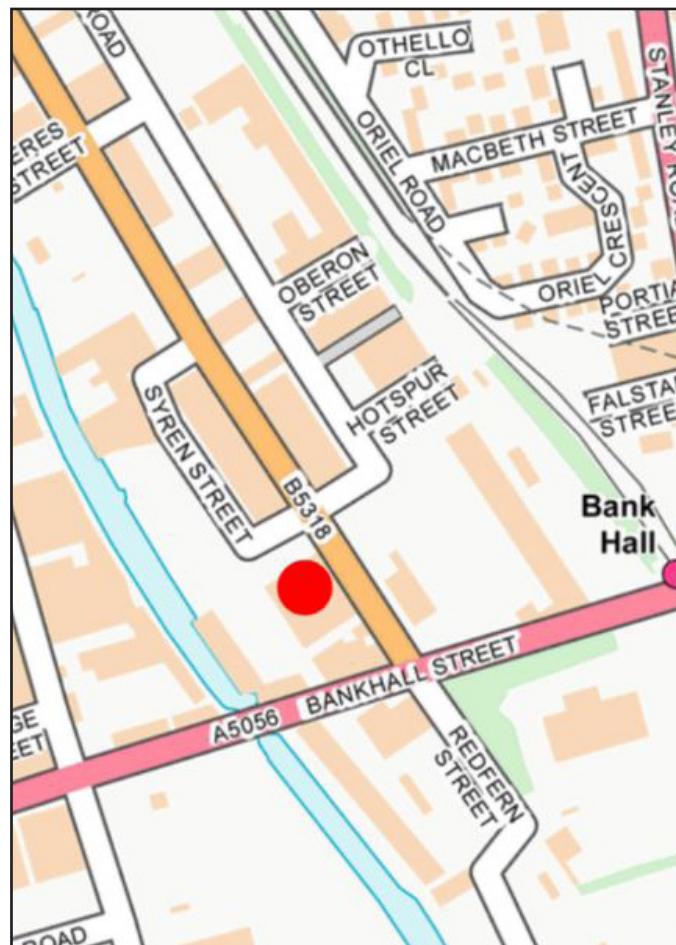
### BUSINESS RATES

The tenant will be responsible for the payment of business rates, if applicable. For further details please contact Sefton Council Business Rates Department

### EPC

An EPC has been commissioned and will be available shortly.

## 7-29 Brasenose Road, Liverpool L20 8HL



### **VAT**

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT.

### **LEGAL COSTS**

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### **ANTI-MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### **VIEWING & FURTHER INFORMATION**

For viewing and further information please contact Nick Harrop or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)  
[sampearce@hwandp.co.uk](mailto:sampearce@hwandp.co.uk)

Subject to Contract

Details prepared February 2026

