

# CASTLE HOUSE

NORTH STREET

LIVERPOOL, L3 2AY



## FOR SALE

ATTRACTIVE CITY CENTRE  
FREEHOLD BUILDING

7,813 SQFT (726.1 SQM)

WITH D1 PLANNING CONSENT

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

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

**0151 227 3400**

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

# CASTLE HOUSE, NORTH STREET, LIVERPOOL



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## LOCATION

The building is located on the Easterly side of North Street close to its junction with Dale Street and close to local amenities including main bus and rail routes in and out of the city.

## DESCRIPTION

The building is formed of brick construction under a flat roof with parapet and comprises basement, ground and two upper floors. The building is rectangular in shape with the principal entrance directly off the main North Street thoroughfare. The building has windows to all elevations. Excellent opportunity for

- \*Owner occupier
- \* Design Studio
- \* Office users
- \* Artists studio

## FLOOR AREAS

Basement	171.2 sqm	1,850 sqft
Ground Floor	146.9 sqm	1,581 sqft
1st Floor	202.8 sqm	2,182 sqft
2nd Floor	204.0 sqm	2,196 sqft
TOTAL NIA	725.8 sqm	7,813 sqft



## ASKING PRICE

Offers in the region of £450,000.

## 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 Brian Ricketts, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

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

Subject to Contract

Details Updated February 2017

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