

FOR SALE
Long Leasehold
Opportunity

Highly Prominent Third
Floor Office Space

904 sq. Ft. (84 sq. m)

14 CASTLE STREET
LIVERPOOL
L2 0NE





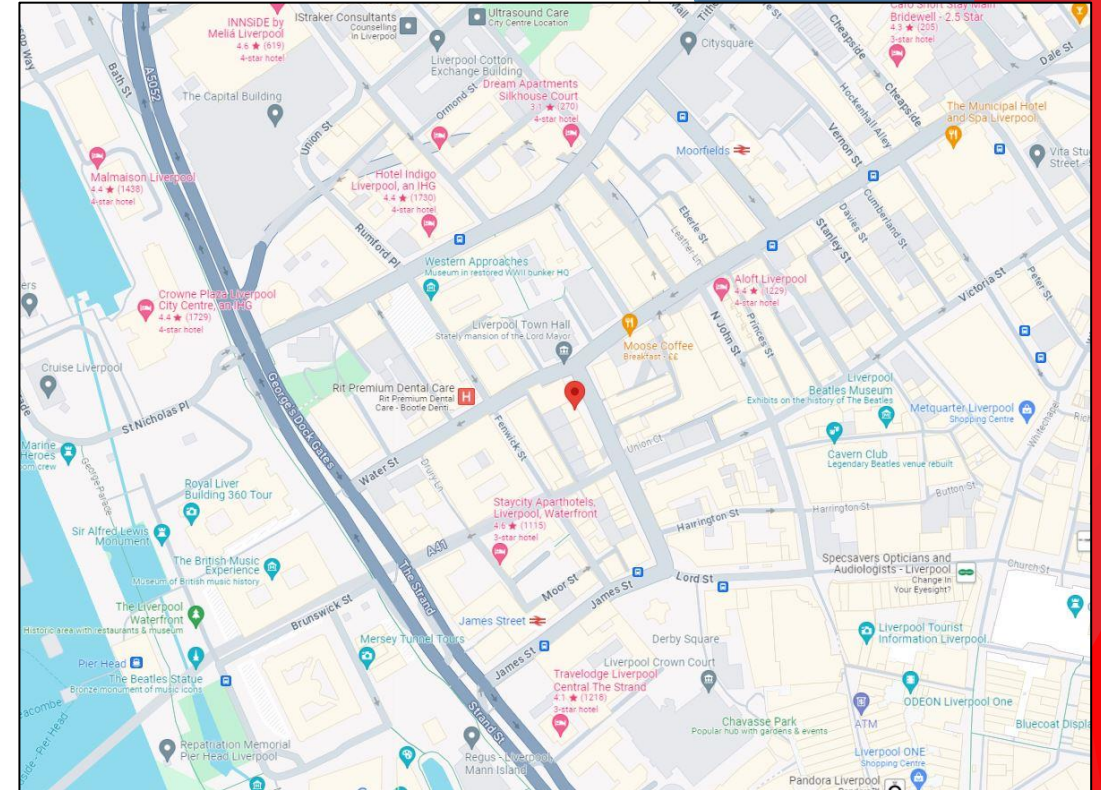
LOCATION

Situated on the third floor of 14 Castle Street, Liverpool, L2 1NE, this office suite (suite 2) offers an exceptional location within the city's thriving business district. This prime address is known for its professional prestige and convenience.

The area is rich in cultural heritage, located just a short walk from landmarks such as the waterfront, the Royal Liver Buildings and the Town Hall. Castle Street itself is a lively area with a variety of amenities, including numerous restaurants, cafes, and bars offering a range of global cuisines.

The office suite benefits from excellent connectivity, with Liverpool Lime Street Station and Moorfields Station nearby. Additionally, Liverpool ONE shopping centre, with its extensive retail options, is situated just 150m away.

The combination of a central city location, historical significance, and modern facilities at 14 Castle Street makes this office suite an ideal choice for businesses seeking a prestigious address.



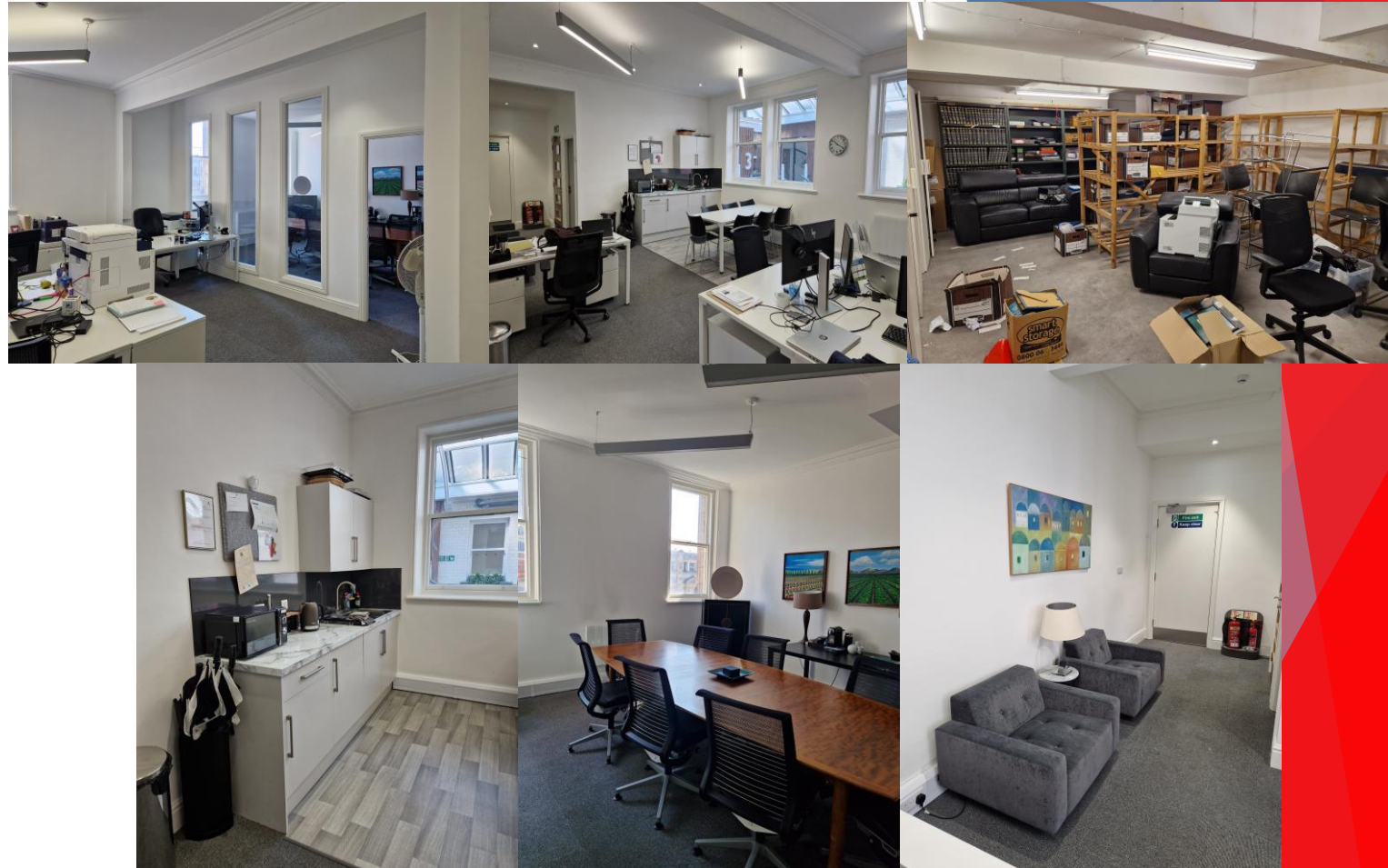
DESCRIPTION / SPECIFICATION

The third-floor office accommodation provides a practical and well-organized workspace suitable for various business needs. The office includes lift access and features an open-plan layout with a small kitchen area, making it ideal for collaborative work.

Key features and specifications include:

- Separate boardroom office.
- Suspended LED lighting.
- Intercom system.
- Efficient electric heating for year-round comfort.
- Storage room on the upper floor of the building.
- Three compartment perimeter power trunking.

This space offers a functional, convenient, and professional setting for all business operations.



TENURE

The property is held on the residue of long leasehold for a term commencing on October 1st, 2019, expiring on March 31st, 2259, at a peppercorn ground rent.

SERVICE CHARGE

A service charge is levied by the freeholder to cover the cost of maintenance etc. to the building, including cleaning and lighting of common parts, security, lift maintenance, external repairs and insurance etc. Further details are available upon request.

VAT

The sale price is exclusive of VAT, which may be applicable.

PREMIUM

£185,000

EPC

Certificate Number: 0876-0231-4499-4905-0102

Energy Performance Rating: E

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs, stamp duty and any other consents thereon.

Misrepresentation Act 1967. These details are provided 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.



CONTACT/VIEWING

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

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