

2 FLINT STREET
LIVERPOOL
L1 0DH



TO LET

3,373 SQ.FT. (313.3 SQ.M.)

**250 YEAR LEASEHOLD OPPORTUNITY IN
LIVERPOOL'S BALTIC TRIANGLE**

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

2 FLINT STREET, LIVERPOOL, L1 0DH



LOCATION

The subject property occupies a prominent position on the corner of Flint Street and Jordan Street in the heart of the Baltic Triangle District of Liverpool City Centre.

The property is located approximately 0.5 mile from Liverpool One and The Albert Dock. The area has witnessed considerable regeneration in recent years and is a popular residential, commercial and leisure destination.

DESCRIPTION

The property comprises a brick-built warehouse with a slate covered roof supported on steel roof trusses. The property benefits from two roller shutter loading doors, a 3-phase power supply and W.C. facilities on the ground floor with office accommodation at mezzanine level. The height to the underside of the steel truss is approximately 25.6 feet (7.8 metres).

ACCOMMODATION

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

Ground floor: 3,373.0 sq.ft. (313.3 sq.m)

Mezzanine: 180.1 sq.ft. (16.7 sq.m)

TENURE

The property is held on a 250 year lease from the 26th April 2019 on a peppercorn rent.

PRICE

Available upon application.

RATEABLE VALUE

The rateable value of the property is £10,750. The tenant will be responsible for the payment of business rates. Interested parties are advised to make their own enquiries with the Liverpool City Council.

EPC

An EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

Unless otherwise stated all figures quoted will be subject to VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400

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Email: nickharrop@hwandp.co.uk

Details Prepared June 2019

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.

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