

**FOR SALE
(MAY LET)**

**19 HATTON GARDEN
LIVERPOOL
L3 2HA**

**IDEAL OWNER OCCUPIER
INVESTMENT OPPORTUNITY**

251.95 SQ.M (2,712 SQ.FT.)



LOCATION AND DESCRIPTION

19 Hatton Garden is an attractive commercial unit situated with the benefit of excellent frontage on to the main Hatton Garden thoroughfare. The premises are situated within an attractive terrace of commercial units within the former Post Office Sorting Depot. Attractive granite pillars form a colonnade of properties and access to each of the commercial units is approached within a fully independent access.

Hatton Garden is situated close to all local amenities including Rail, Bus and Road links. The main retail and shopping district is situated immediately to the south of the property within easy walking distance.



ACCOMMODATION

Access to the ground floor is via an independent entrance directly off Hatton Garden or from an integral doorway and staircase to the mezzanine. The offices are fitted to a high specification and comprise;

- A glazed meeting room
- Suspended ceilings
- LED lighting
- High quality carpet tiling throughout
- Fully fitted kitchen
- Air conditioning throughout

FLOOR AREAS		
Ground Floor	108.69 sq.m	1,170 sq ft
Mezzanine Floor (vacant)	143.25 sq.m	1,542 sq.ft.

All measurements are approximate and have been measured in accordance with the RICS Code of Measuring Practice.

TENANCY

The ground floor accommodation is currently let to Matars Ltd wef 11/6/2019 for a term of 10 years with 5 year rent review at an annual rental of £16,000 pa exc. The lease incorporates a tenants only option to break at the 5th anniversary.

RENTAL (Mezzanine)

Consideration may be given to a lease of the vacant mezzanine floor at a rental of £16,500 per annum exclusive.



SERVICE CHARGE

In respect of the mezzanine floor the tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building including interalia, external repairs and insurance etc.

TENURE

The property is held on a long leasehold basis for a term of 250 years from 10 January 2003 at a peppercorn ground rent.

ASKING PRICE

£315,000.

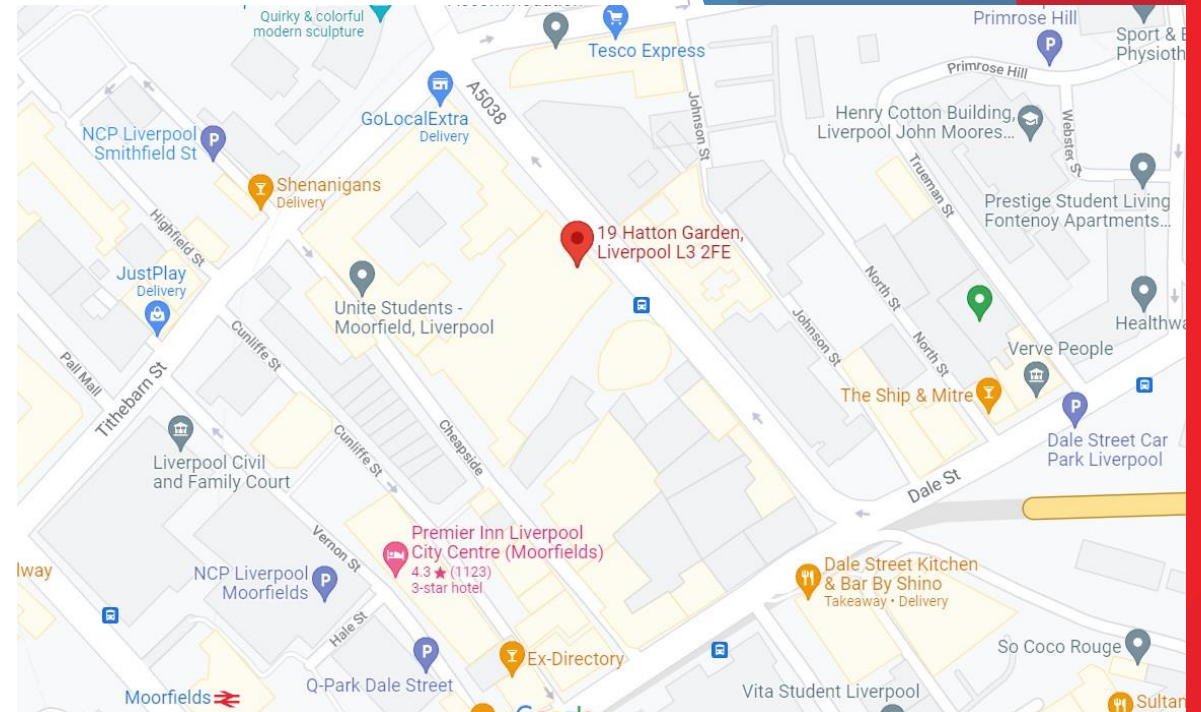
LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation of the lease documentation Stamp Duty and any other consents relating thereto.

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.

Details created: November 2021



CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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