

**FOR SALE (MAY LET)
CROWN HOUSE, KINGLAKE STREET
LIVERPOOL L7 3PF**



HEADQUARTERS OFFICE BUILDING

**WITH ON SITE CAR PARKING CLOSE TO CITY CENTRE
& LIVERPOOL UNIVERSITY CAMPUS**

CONTACT HITCHCOCK WRIGHT & PARTNERS
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CHARTERED SURVEYORS & Partners
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KINGLAKE STREET, LIVERPOOL, L7 3PF



LOCATION AND DESCRIPTION

The subject property is situated on the south easterly side of Kinglake Street close to its junction with Shenstone Street and Nevison Street. The building is situated approximately 2 miles due North of Liverpool City Centre.

The premises lie within a mixed use location close to The Liverpool University Campus and adjacent to a Tesco Metro retail unit. The surrounding uses comprise student, residential and retail uses. The building is formed to a rectangular shape with a small central atrium/lightwell and to the northern elevation is a lift core entrance foyer and stairwell.

The building comprises ground and 1 upper floor. The building is of modern 1960s construction with single glazed window units to the principal elevations and a flat roof construction.

ACCOMMODATION

The floor plates are essentially rectangular in shape and incorporate a mix of suspended ceilings within an exposed grid category II VDU and LG7 lighting, metal perimeter electrical trunking, central heating radiators and carpet tiling. Externally there is a grassed verge and servicing to the side and rear of the building.

CAR PARKING

There is a secure car park to the south elevation incorporating 25 vehicular spaces.

FLOOR AREA

We have undertaken a detailed measured survey of the building and calculate the net lettable area of the building as follows:-

Ground Floor	1,149.7 sqm	12,376 sqft
First Floor	1,138.2 sqm	12,252 sqft
Total	2,287.9 sqm	24,628 sqft

TENURE

The property is held under a 99 year lease for 18/12/1974 at a current ground rent of £4,700 pa exc. The rent is reviewable every 25 years.

USER

The headlease incorporates a specific user restriction to use the building as "Government office or other office accommodation and staff restaurant".

SITE AREA

0.63 acres.

PRICE/RENTAL

Guide Price £650,000.

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.

VAT

All prices are quoted exclusive of but may be subject to VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Brian Ricketts, Hitchcock Wright & Partners.

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Details Updated November 2018

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.