

# TO LET

Fully Fitted Medical Facility  
(Suitable for a Variety of Uses)  
Offices / Veterinary Practice /  
Medical Centre / Aesthetics /  
Beautician/Training

Attractive Modern Building  
with On Site Car Parking

**79/87 LONDON  
ROAD, LIVERPOOL,  
L3 8JA**

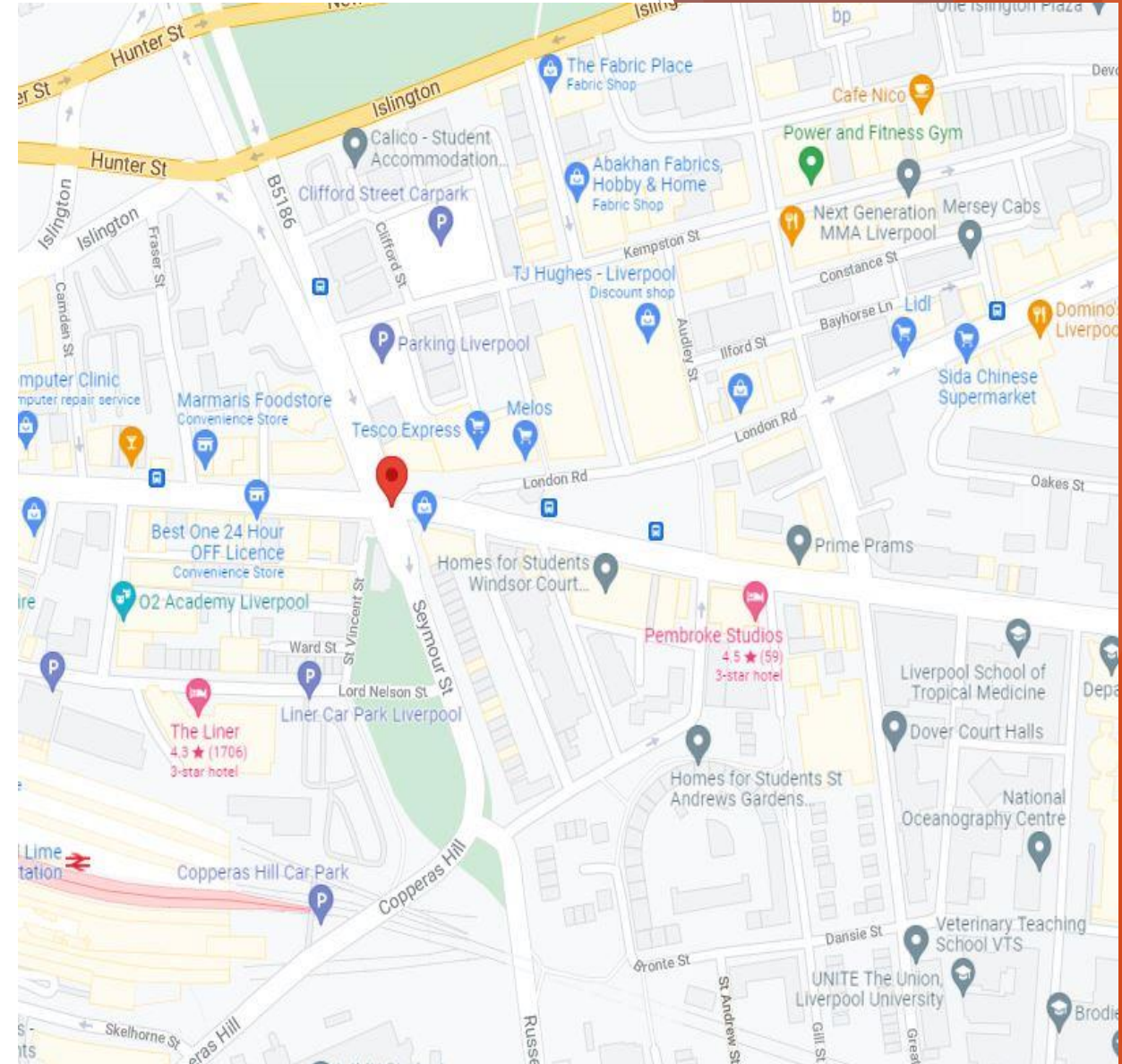




## SITUATION AND LOCATION

London Road, lies in close proximity to Islington which is one of the principal arterial vehicular routes in and out of Liverpool. Approximately 500m to the west is Lime Street Station which is the primary rail hub on the Merseyrail underground loop and national rail network beyond. The building is therefore extremely well placed to capitalise on the major transport links in and out of the city. The property is also a short walk from St Georges Hall, The Walker Art Gallery and Central Library etc. and also benefits from the many food retail and discount shopping facilities of London Road.

London Road and the surrounding area has recently been the subject of major regeneration and is now recognised as an area which is home to a diverse mix of creative musical and residential companies the most recent being the famous Parr St Studios. The property would also be ideal for vocation / educational training, small niche professional practices such as accountancy and legal uses, recreational / therapy type uses such as personal training, local building firms and estate agency / letting management, medical related uses etc.







## THE FABRIC QUARTER

Islington, which is the industrial enclave between London Road and New Islington is on the verge of a significant transformation and we will see it regain its status as a vibrant part of Liverpool City Centre and fulfil its economic potential once again.

A collection of stakeholders and business and property owners from the area have been pulled together with the intention of driving regeneration from the bottom up and Islington has had a brand makeover as Liverpool's Fabric District, stemming from the area's industrious, rich history as the centre of the city's rag trade.

Creating a collaborative and vibrant area of the city, encompassing daytime and night time economies catering to the Knowledge Quarter, Fabric District will expand the City Centre offering, connecting these areas of Liverpool with the residential areas of North Liverpool.



## DESCRIPTION

The subject property occupies a commanding position on the Northerly side of London Road close to its junction with Norton St and bordered by Kempston St to the rear. The building has an expansive and prominent fully glazed frontage with a principal entrance directly onto the Norton Street thoroughfare. There is a secondary access on London Road. The building is of modern steel frame construction comprised over ground and 4 upper floors with brick elevations and tile relief to ground level.

The building has a flat steel profile roof. The windows to the front of the property are double glazed.

## CAR PARKING

The building has the benefit of 7 car spaces within a secure car park to the rear.

## FLOOR AREAS

Ground Floor	1,388 sq.ft.
First Floor	1,501 sq.ft.
Second Floor	1,501 sq.ft.
Third Floor	1,501 sq.ft.
Fourth Floor	1,501 sq.ft.
TOTAL	7,392 sq.ft.

## ACCOMMODATION

Internally the building incorporates a fully fitted reception/waiting area at ground floor level and includes a kitchen and WC's. The upper floors comprise a mix of treatment rooms/surgery's, administrative private offices and meeting rooms. Each floor has the benefit of WC's and kitchen.





## SERVICES

A service charge will be levied by the landlord to cover the usual costs associated with the upkeep of the building including interalia, cleaning and lighting of common parts, heating, external maintenance and building insurance etc.

## LEASE

The accommodation is available on flexible terms by way of a new lease for a term of years to be agreed subject to further negotiation.

## RENTAL

£80,000 per annum exclusive.

## 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 in connection with the preparation of the lease and any stamp duty thereon.

## VAT

This property is not opted for tax and therefore no VAT is levied on the rental element of any letting.



## CONTACT/VIEWING

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

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