

TO LET/FOR SALE

2 HIGHLY PROMINENT ADJOINING
HEADQUARTERS OFFICE PROPERTIES
(PART INCOME PRODUCING)
WITH SECURE ON SITE PARKING
6,462 SQ.FT. (600.34 SQ.M.)

Suitable for a Variety of Uses:
Training / Medical / Educational /
Leisure / Creche / Nursery
(Subject to Planning)

**109/111 MOUNT PLEASANT
LIVERPOOL
MERSEYSIDE
L3 5TF**



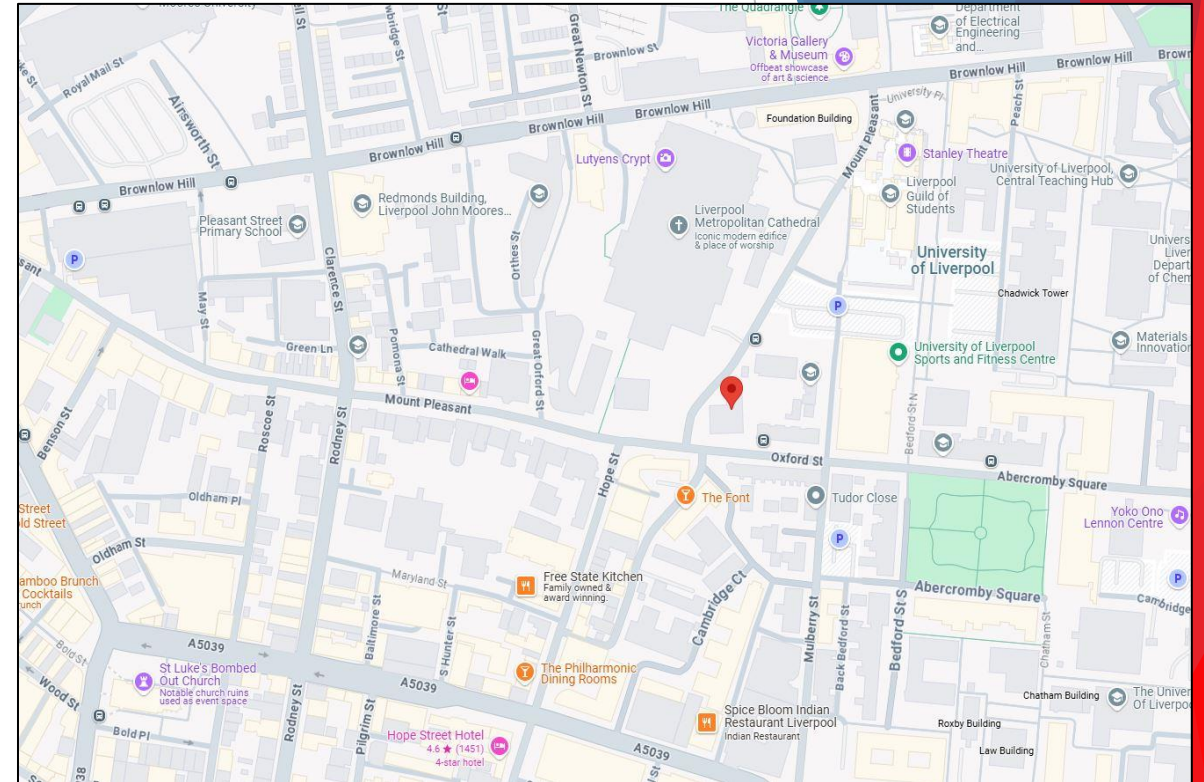
LOCATION

The premises are situated in a prominent position on Mount Pleasant with a commanding frontage location close to the junction of Mount Pleasant with Hope Street. The properties provide a rare opportunity to acquire 2 fully self-contained adjoining buildings with on site car parking to the rear in the heart of The Knowledge Quarter.

The subject properties are situated on the northerly side of Mount Pleasant. The properties lie adjacent to the Liverpool Hope University campus and within close proximity to new Royal Liverpool Hospital and both Liverpool University and Liverpool John Moores (LJMU) campuses.

Mount Pleasant lies in close proximity to Liverpool Science Park and Paddington Village, Liverpool City Council's £1 billion flagship development site, is located at the eastern gateway to the knowledge quarter liverpool (kq liverpool) innovation district and has been earmarked for up to two million sq.ft. of science, technology, education, health and residential development. At 30 acres, Paddington Village is a sizeable urban village which is being developed in phases, with the central phase well underway. The development is a great place to live, work, learn and discover with high quality Grade A workspace, education and health facilities, an upscale hotel, residential opportunities and is surrounded by high quality public realm.

Liverpool City Centre lies approximately 1.5miles to the West and is served by many local bus routes and Lime Street mainline train Station which links to the Merseyrail system and national rail links is only 0.5 miles to the south west.



Road The immediate locality is served by the M57, M56, M62, M58 and M6 making it an excellent strategic location in which to serve the Northwest of England and wider UK.

Rail Liverpool Lime Street Station which is served by Avanti West Coast, as well as regional and local trains is located 0.5 miles from the property. The station has major railway connections providing approximate journey times of 40 minutes to Manchester, 1 hour 30 minutes to Birmingham and 2 hours 12 minutes to London Euston.

Air Liverpool John Lennon Airport is within 12 miles (19km) of Knowsley. It is a hub for Europe's two largest low-cost airlines, EasyJet and Ryanair, handling over 5 million passengers in 2018. There are regular scheduled flights to domestic and European destinations, as well as charter flights, to over 60 destinations.

Sea The Port of Liverpool is ranked among Britain's main container ports and is the country's major gateway for trade with the United States and Canada, serving more than 100 global destinations. The £400m deep sea container terminal known as Liverpool2 and the Royal Seaforth Container Terminal handle nearly 900,000 TEUS (20ft container units) a year.

- Established commercial location with excellent transport links close to Liverpool City Centre.
- Prominent location on Mount Pleasant close to Royal Liverpool Hospital and adjacent Liverpool University, Hope University Campus, LJMU and Liverpool Science Park.
- Secure on-site parking provision for 10 vehicles to the rear.



DESCRIPTION

The properties comprise tastefully refurbished 2 Georgian townhouses incorporating basement, ground and 3 upper floors. The properties are of traditional brick construction and built in the late 19th C. Internally the buildings afford conventional office accommodation which are divided into a series of private offices and meeting rooms.

FLOOR AREAS

109 Mount Pleasant:-

Basement	938 sq.ft.	
Ground Floor	725 sq.ft.	
First Floor	779 sq.ft.	
Second Floor	<u>876 sq.ft.</u>	
Total NIA	3,318 sq.ft.	(308 sq.m.)

111 Mount Pleasant:-

Basement and		
Ground	1,345 sq.ft.	
First Floor	879 sq.ft.	
Second /Attic	920 sq.ft.	
TotalNIA	3,144 sq.ft.	(292 sq.m.)

SPECIFICATION

Features include:-

- Scope for Alternative Use (STP)
- Prominent frontage
- Excellent natural light
- On site car parking
- Carpeted flooring
- Central heating.
- Partitioned offices, meeting rooms
- Refurbished to a high office specification

SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the building and estate service charge contribution.



RENTAL / PRICE

Upon request.

LEASE TERMS

The properties are available by way of a new lease for a flexible term to be agreed

TENURE

We understand 109 Mount Pleasant is held on a long lease commencing on 5th January 1990 for a term of 99 years at a peppercorn ground rent. 111 Mount Pleasant is held Freehold.

OCCUPATIONAL LEASES

The lower ground floor of 109 Mount Pleasant is let to Mr MX Wang from 31/10/2019 for a term expiring on the 30/10/2031 at a rental of £7,000 per annum exc. The rent is index linked in line with RPI with the next date of review being 31/10/2025.

The ground and lower ground floor of 111 Mount Pleasant is let to The Liverpool Personal Service Society (incorporated) from 6/5/2004 for a term expiring on the 5/5/2010 at a rental of £13,890 per annum exc.

EPC

Available upon Request.

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT.

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

brianricketts@hwandp.co.uk

Tel No. 0151 227 3400

Mobile: 07970 837 454

www.hitchcockwright.co.uk

Details prepared September 2025