

TO LET

A FINE PERIOD
HEADQUARTERS OFFICE
PROPERTY WITH GROUND FLOOR
SHOWROOM (INCLUDES
BASEMENT STORAGE AND CAR
PARKING TO THE REAR)
1,469 SQ.FT. (136.45 SQ.M.)

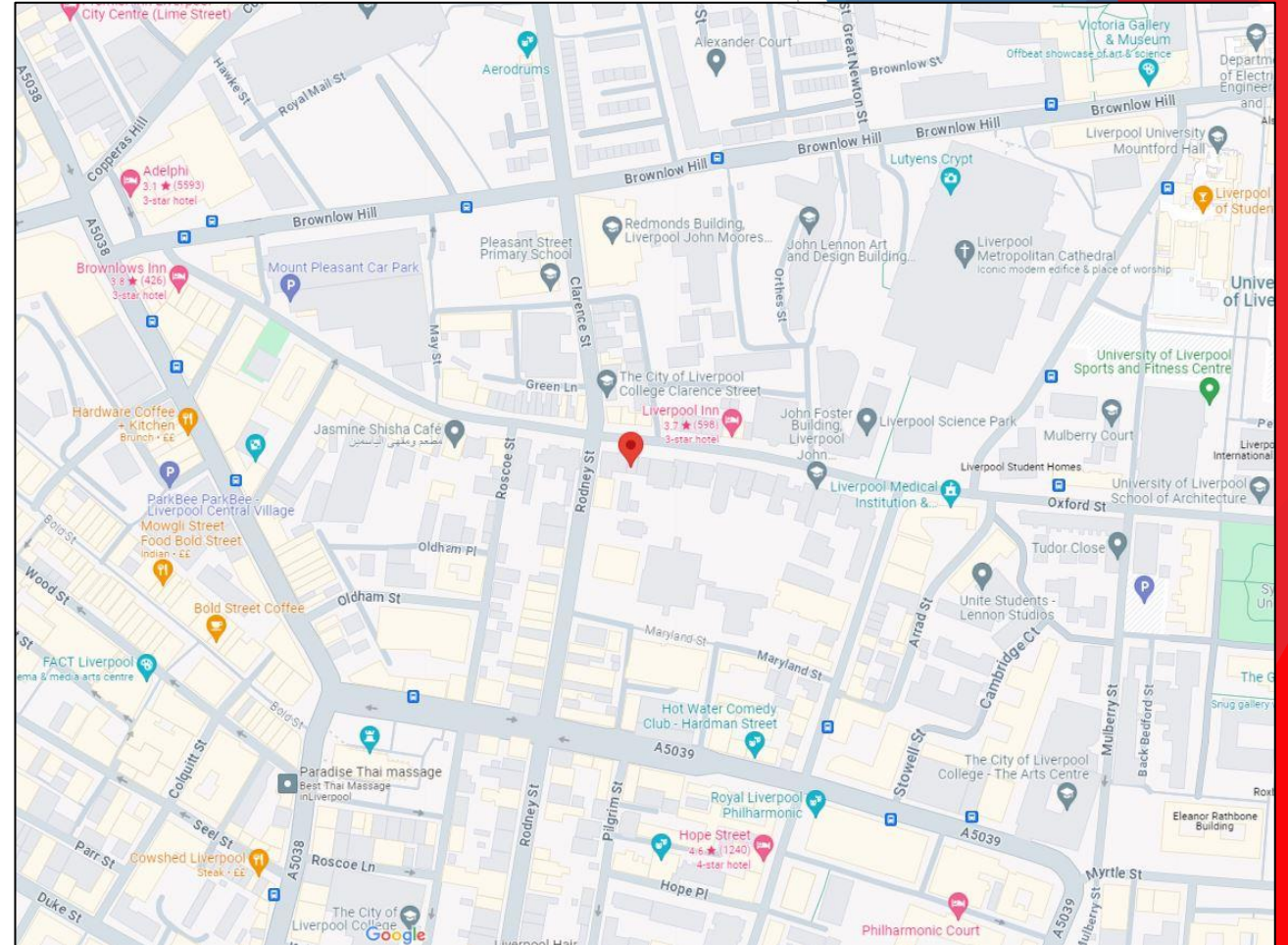
**78 MOUNT PLEASANT
LIVERPOOL
MERSEYSIDE
L3 5SL**





LOCATION

The premises are situated in a prominent position on Mount Pleasant occupying a commanding frontage location on the northern side of the street at its junction with Rodney Street. The building is Grade II listed and falls within the Rodney Street Conservation Area. The property provides a rare opportunity to acquire a fully refurbished office space within a period building of outstanding quality throughout.



DESCRIPTION

The property comprises a Georgian townhouse incorporating basement, ground and 3 upper floors. The property is of traditional brick construction and was built in the late 18th Century. The premises have many ornate original period cornice and ceiling features throughout.

ACCOMMODATION

Ground Floor	84.70 sq.m.	(557 sq.ft.)
Basement	<u>51.75 sq.m.</u>	<u>(912 sq.ft.)</u>
Total	136.45 sq.m.	(1,469 sq.ft.)

SPECIFICATION

Features include:-

- Excellent natural light
- 2 On site car parking spaces
- Laminate flooring
- Central heating.
- Prominent ground floor frontage.
- LED lighting

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

£15,000 per annum exclusive

LEASE TERMS

The property is available by way of a new lease for a flexible term to be agreed

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.



CONTACT/VIEWING

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

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