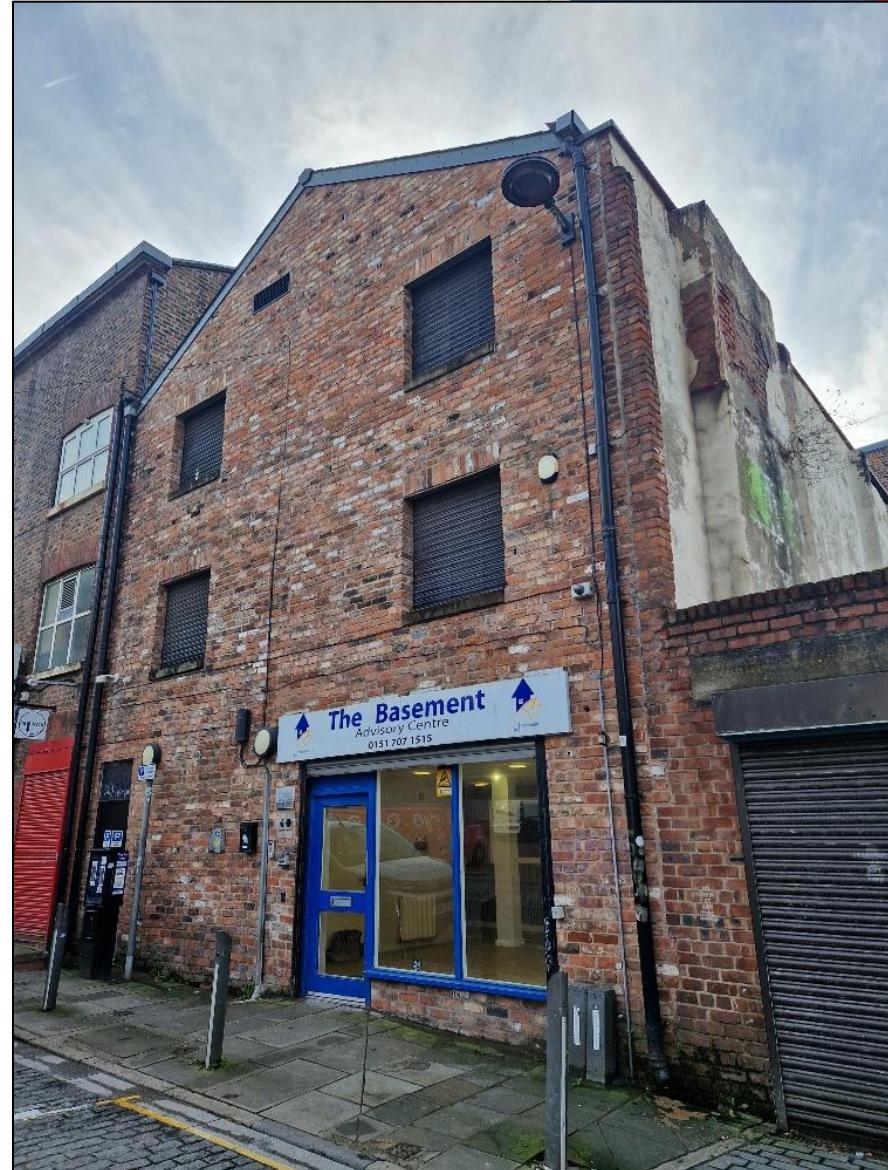


# FOR SALE ATTRACTIVE FREEHOLD PROPERTY

(Suitable for a Variety of uses,  
residential, retail, medical, aesthetics,  
office STP)

2,969 SQ.FT.  
(275.6 SQ.M.)

**56/60 PARR STREET  
LIVERPOOL  
L1 4JN**



## LOCATION

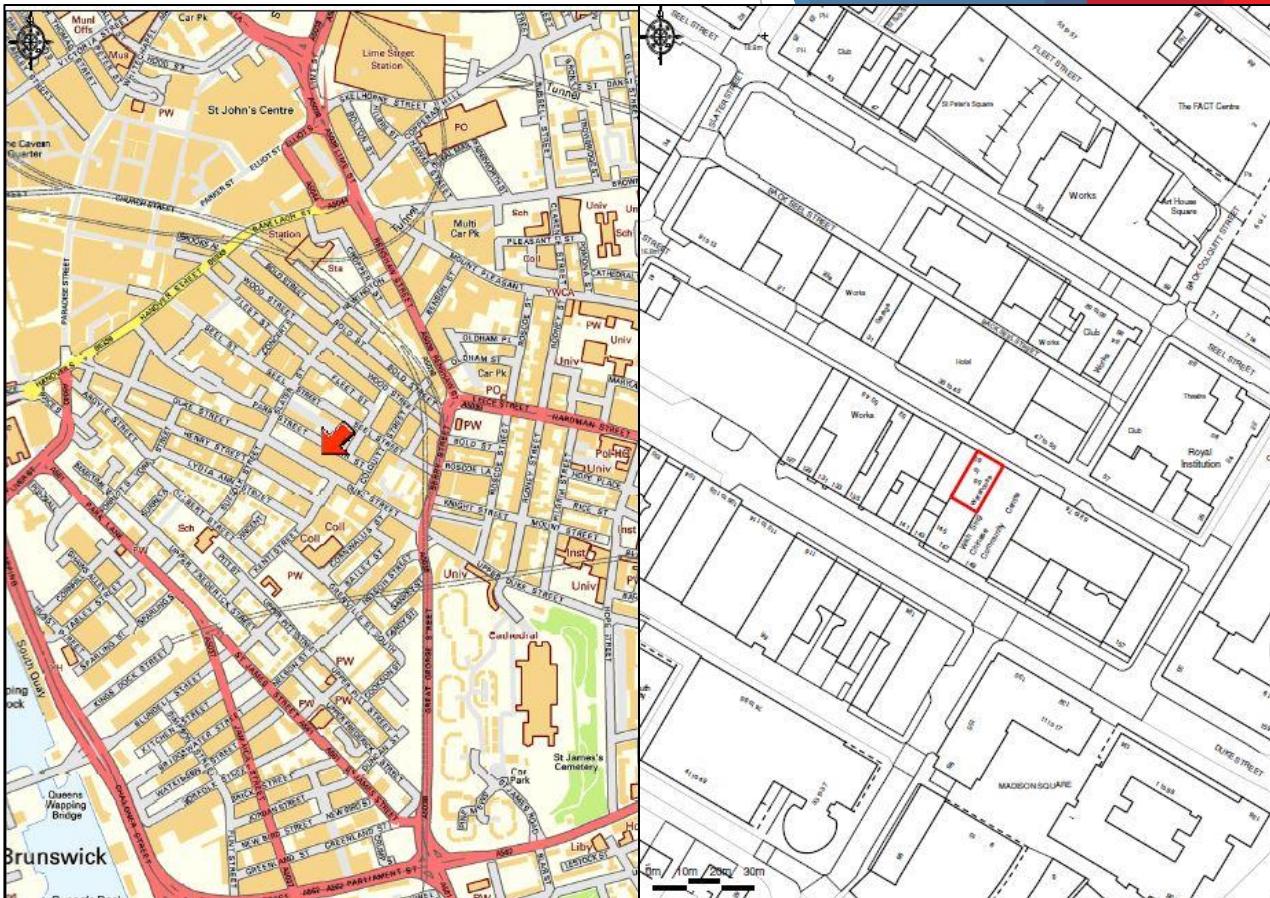
The subject property comprises of ground and 2 upper floors of accommodation located in Liverpool City Centre just yards from the Liverpool One development. Parr Street can be accessed directly off the A5040 Paradise Street or alternatively off Colquitt Street which runs adjacent to Duke Street.

## DESCRIPTION

The property comprises a three-storey office building arranged at ground, first and second floor levels extending to approximately 2,969 sq ft (275.8 sq m) that is believed to have originally been constructed as a warehouse in or around 1918.

The building is understood to be of steel frame construction with the main walls being built of solid common brick. The right-hand side elevation is clad with cement rendering at first and second floor level. The slopes of the pitched roof are slate covered and incorporate double glazed, timber framed Velux opening skylights that provide natural light and ventilation to the second floor/attic general office which were installed during the refurbishment of the property in 2010.

The front elevation incorporates a single glazed, blue painted timber framed window and entrance door, with the first and second floor windows comprising replacement, white painted, timber framed sash-style double glazed units incorporating top hung opening casements. The ground and upper floor windows are fitted with steel security roller shutters.



# SPECIFICATION

The building has recently benefited from the sitting tenants refurbishment works, which include:-

- LED Lighting
- Fully carpeted floors
- Fully networked.
- UPVC double glazed.
- DDA passenger lift.
- Fully refurbished

## ACCOMMODATION

Ground Floor	98.8 sq.m.	1,064 sq.ft.
First Floor	84.1 sq.m.	906 sq.ft.
Second Floor	<u>92.7 sq.m.</u>	<u>999 sq.ft.</u>

### TOTAL NET

**LETTABLE AREA 275.6 sq.m. 2,969 sq.ft.**

The ground floor comprises a front reception area leading through to the open plan general office and side kitchen area. There is a private office towards the rear with a store room, shower room, private office, disabled WC and combined male and female WC.

The first floor comprises two large rectangular offices together with four small individual private offices and a sluice room, store and single WC to the rear.

The second floor comprises a rectangular front office and open plan rear general office that includes a kitchen area, server room, separate male and female WC and boiler room towards the rear.



**PRICE**

Upon application.

**TENURE**

Freehold

**RATES**

We suggest that all interested parties make their own enquiries with the business rates section of the local authority.

**VAT**

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

**EPC**

Available upon request.

**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 viewing and further information please contact Sam Pearce or Brian Ricketts of Hitchcock Wright & Partners.

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[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

Details Prepared January 2026