

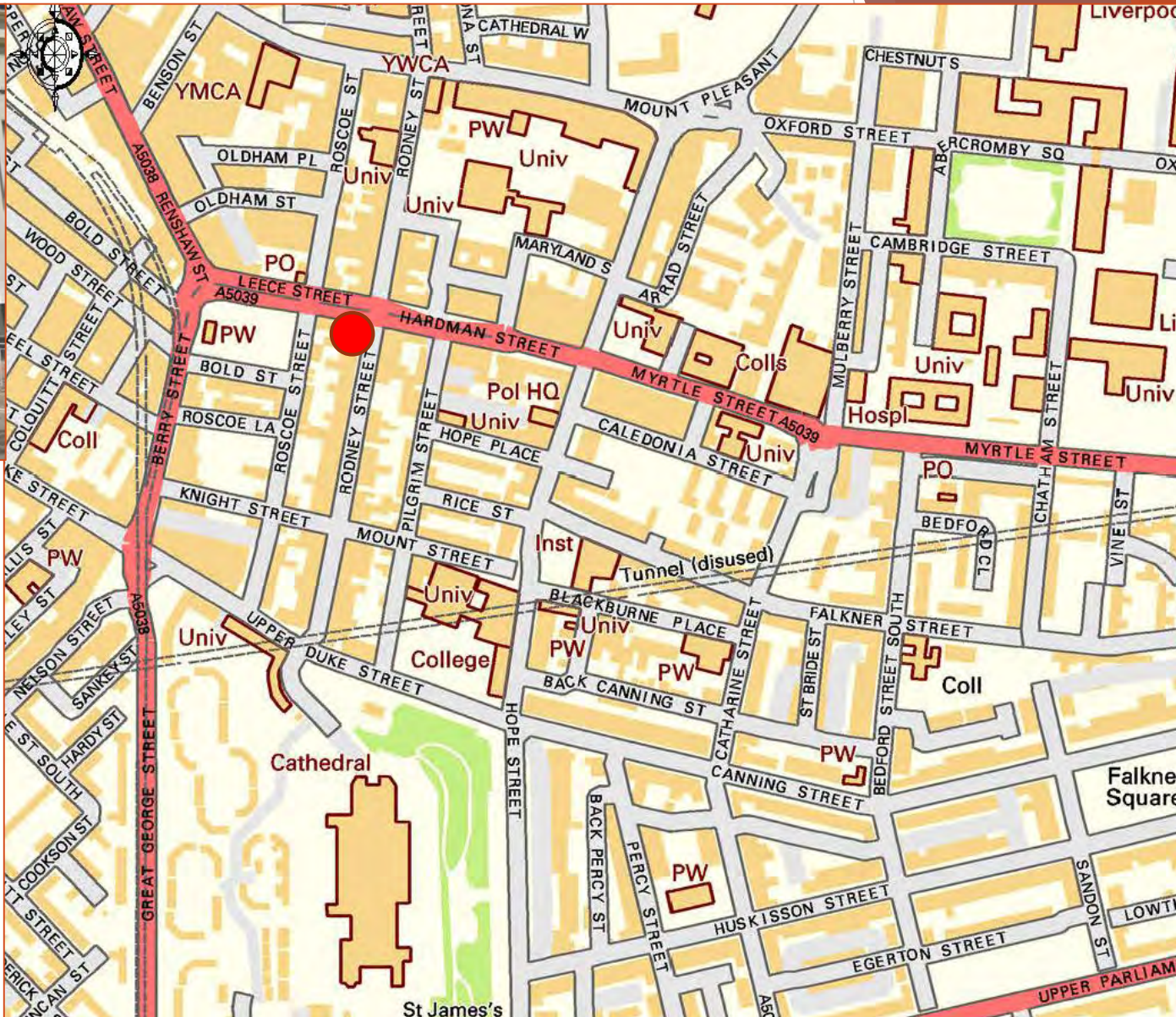
# FOR SALE

A Fine Period  
Headquarters Office  
Property  
4,812sqft (447.04 sqm)

Incorporating an outstanding  
2/3 bed duplex apartment to  
the upper floors

**34 RODNEY STREET,  
LIVERPOOL, L1 9AA**





## LOCATION

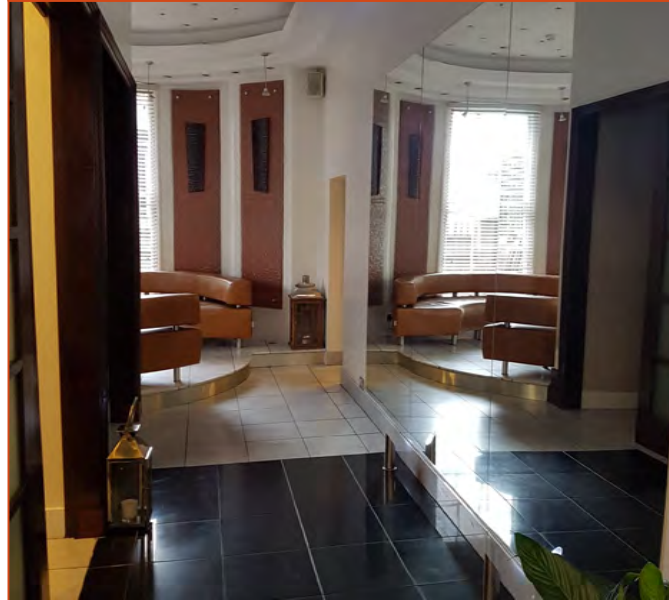
The premises are situated in a prominent position within Rodney Street occupying a commanding corner location on the western side of the street at its junction with Rodney St and Hardman St. The building is Grade II Listed and falls within the Rodney Street Conservation Area. The property provides a rare opportunity to acquire a period building of outstanding quality throughout.

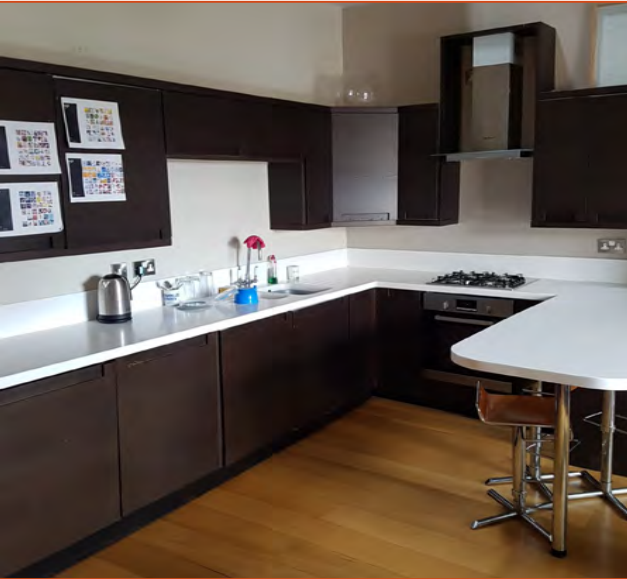


## DESCRIPTION

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 18<sup>th</sup> C. The property is also of historical importance as is marked by a plaque (pictured) commemorating Henry Booth, founder and director of The Liverpool & Manchester Railway Company who was born in the property. Internally the building affords conventional office accommodation to first floor level which is divided into a series of private offices and meeting rooms. A sumptuous high end beauty/skincare salon is situated at ground floor level. The premises have many ornate original period cornice and ceiling features throughout.

The upper parts of the property (2<sup>nd</sup>/3<sup>rd</sup>) comprise a luxury 2/3 bedroom duplex apartment with opulent fully fitted kitchen, 3 en suite bathroom/wc facilities and spacious lounge and entrance/reception area with solid wood timber flooring throughout.





## ACCOMMODATION

We have assessed the net internal floor area to be as follows:

Ground Floor	107.9 sqm	1,162 sqft
First Floor	98.9 sqm	1,065 sqft
Second Floor	126.9 sqm	1,367 sqft
Third Floor	37.1 sqm	400 sqft
Basement/Stores	75.9 sqm	818 sqft
<b>Total</b>	<b>447.04 sqm</b>	<b>4,812 sqft</b>



## TENURE

The property is long leasehold at a peppercorn ground rent for a term of 125 years from the 24<sup>th</sup> December 2008

## PRICE

Offers in excess of £1,200,000.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

## CONTACT/VIEWING

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

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