



FOR SALE

**A Fine Georgian Mews Office Property
1,963sqft (182.4sqm)**

**54 RODNEY STREET,
LIVERPOOL, L1 9AD**



LOCATION

The premises are situated in a prominent position within Rodney Street occupying a prominent frontage on the western side of the street between its junction Hardman St and Knight 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 ground and 2 upper floors. The property is of traditional brick construction and was built in the late 18th Century. Internally the building affords conventional office accommodation to first and second floor levels and is divided into a series of private offices and consulting/treatment rooms. The property retains many of its original ornate period features throughout.



ACCOMMODATION

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

Ground Floor	76.4 sqm	822 sqft
First Floor	57.4 sqm	618 sqft
Second Floor	48.6 sqm	523 sqft
Total	182.4 sqm	1,963 sqft



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TENURE

The property is long leasehold for a term of 125 years from the 27th January 2009 subject to a ground rent (reviewable 5 yearly) .The current ground rent is £2,625 pa.

PRICE

Guide Price £395,000.

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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