Hitchcock Wright & Partners
CHARTERED SURVEYORS

FULLY LET OFFICE INVESTMENT OPPORTUNITY WITHIN ICONIC GRADE II LISTED GEORGIAN TERRACE

2,432 SQ.FT. (225.9 SQ.M.)

- C3 YRS UNEXPIRED
- LET TO 2 TENANTS
- ATTRACTIVE NET INITIAL YIELD

57 RODNEY STREET
LIVERPOOL
L1 9ER

INVESTMENT SUMMARY

- Modern, purpose-built office within fully renovated iconic Grade II Listed Georgian Terrace.
- Long Leasehold for a term of 99yrs from 21/3/1991 at a peppercorn
- Refurbished to a high standard providing quality accommodation.
- Established commercial location with excellent transport links close to Liverpool City Centre.
- Prominent location on Rodney Street close to Royal Liverpool Hospital and adjacent Liverpool to Liverpool University and Liverpool John Moores University campuses.
- Let at sustainable reversionary rack rent providing excellent growth potential .
- Parking provision for 3-4 vehicles at the rear.
- Value underpinned by vacant possession/owner occupier value.

LOCATION

The subject property is situated on the easterly side of Rodney Street at the junction with Upper Duke Street and Mount Street. The property lies adjacent to The Liverpool University campus and within close proximity to new Royal Liverpool Hospital and Liverpool John Moores(LJMU) campus.

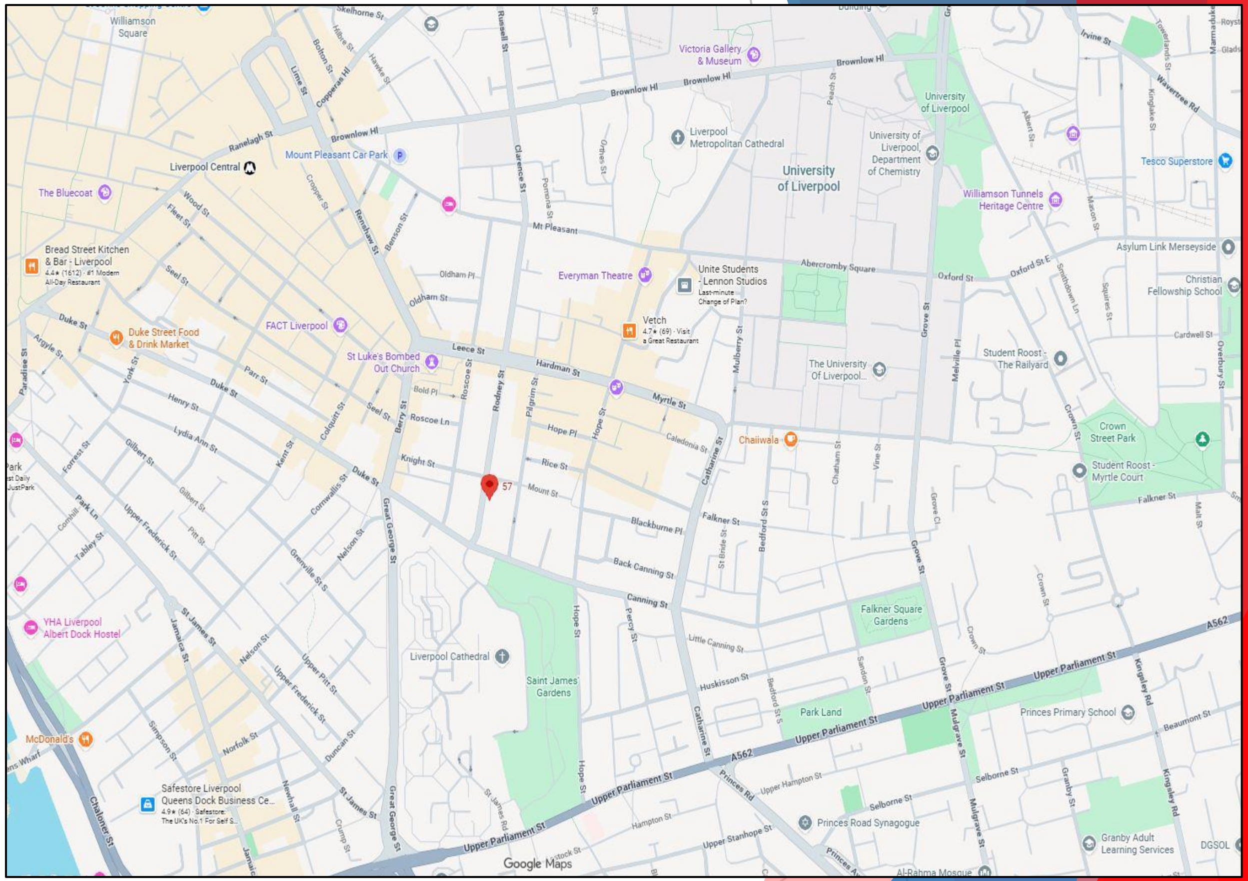
Liverpool City Centre lies approximately 0.5miles to the West and is served by many local bus routes and Lime Street mainline train Station which links to the Merseyrail system and national rail links is only 0.5 miles to the south west.

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.



DESCRIPTION

The property comprises a mid terrace incorporating basement, ground and 2 upper floors and is formed within an impressive Georgian terrace.

There is a secure car park to the rear which is accessed directly off Roscoe Street. The property has the benefit of 3-4 car parking spaces.

ACCOMMODATION

The property comprises the following accommodation and measured on an NIA (Net Internal Area)

Main building

Basement	-	393 sq.ft.	(36.5 sq.m.)
Ground floor	-	487 sq.ft	(45.2sq.m.)
First floor	-	550 sq.ft.	(51.1. sq.m.)
Second floor	-	430 sq.ft.	(39.9.sq.m.)

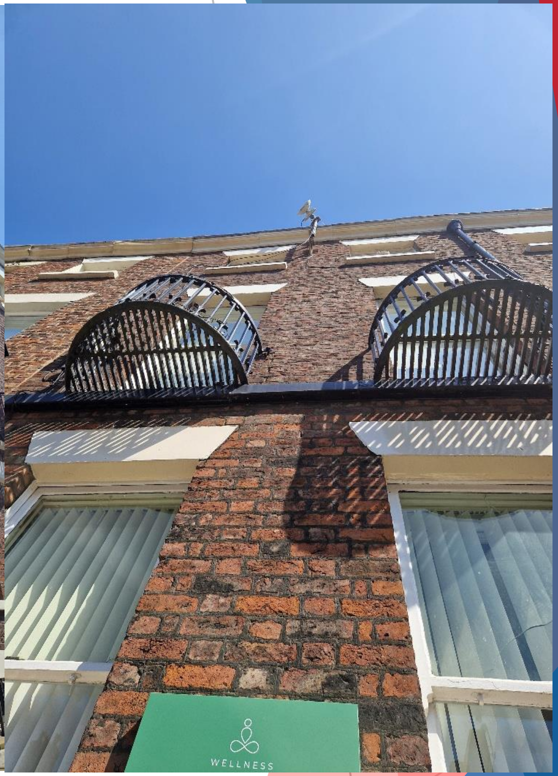
Annex/Cottage

Ground	-	240 sq.ft.	(22.3 sq.m.)
First floor	-	142 sq.ft.	(13.2 sq.m.)
Second floor	-	190 sq.ft.	(17.7 sq.m.)
Total NIA	-	2,432 sq.ft.	(225.9 sq.m.)

TENANCIES / COVENANTS

1. Part of the first and second floors are let by Perfectly You Ltd for a term of 3 years expiring on the 30/4/2028 at an annual rental of £12,000. The lease is drawn on effective FR&I terms.

2. The ground floor and the whole of the rear annex/cottage are let to Rodney Street Private Medical Ltd for a term of 3 years expiring on the 20/5/2029 at an annual rental of £48,000. The lease is drawn on effective FR&I terms.



TENURE
The property is held by way of a long lease for a term of 99 years wef 21/3/1991

VAT
This property is opted for tax and therefore VAT will be levied on the purchase price.

EPC
Available upon request.

PROPOSAL
Offers are sought in excess of £650,000 (SIX HUNDRED AND FIFTY THOUSAND POUNDS) Subject to contract and exclusive of VAT. A purchase at this level represents an attractive net initial yield assuming usual purchasers costs at 4.84%.

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 Brian Rickets of Hitchcock Wright & Partners.

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Details updated August 2026

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