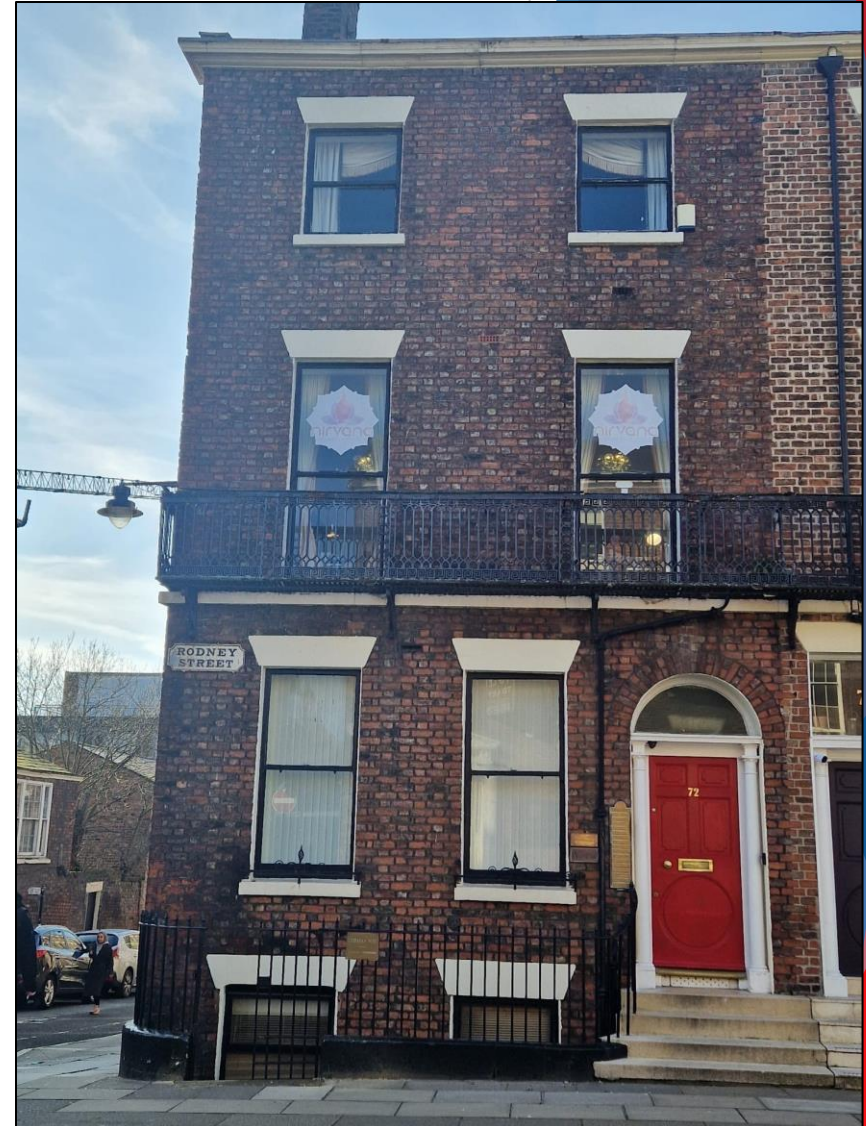


TO LET

A Fine Period
Headquarters Office
Property. Ideal for
Medical/Aesthetics/Dental
/Office Uses

GROUND FLOOR
817 sq.ft. (75.90 sq.m.)

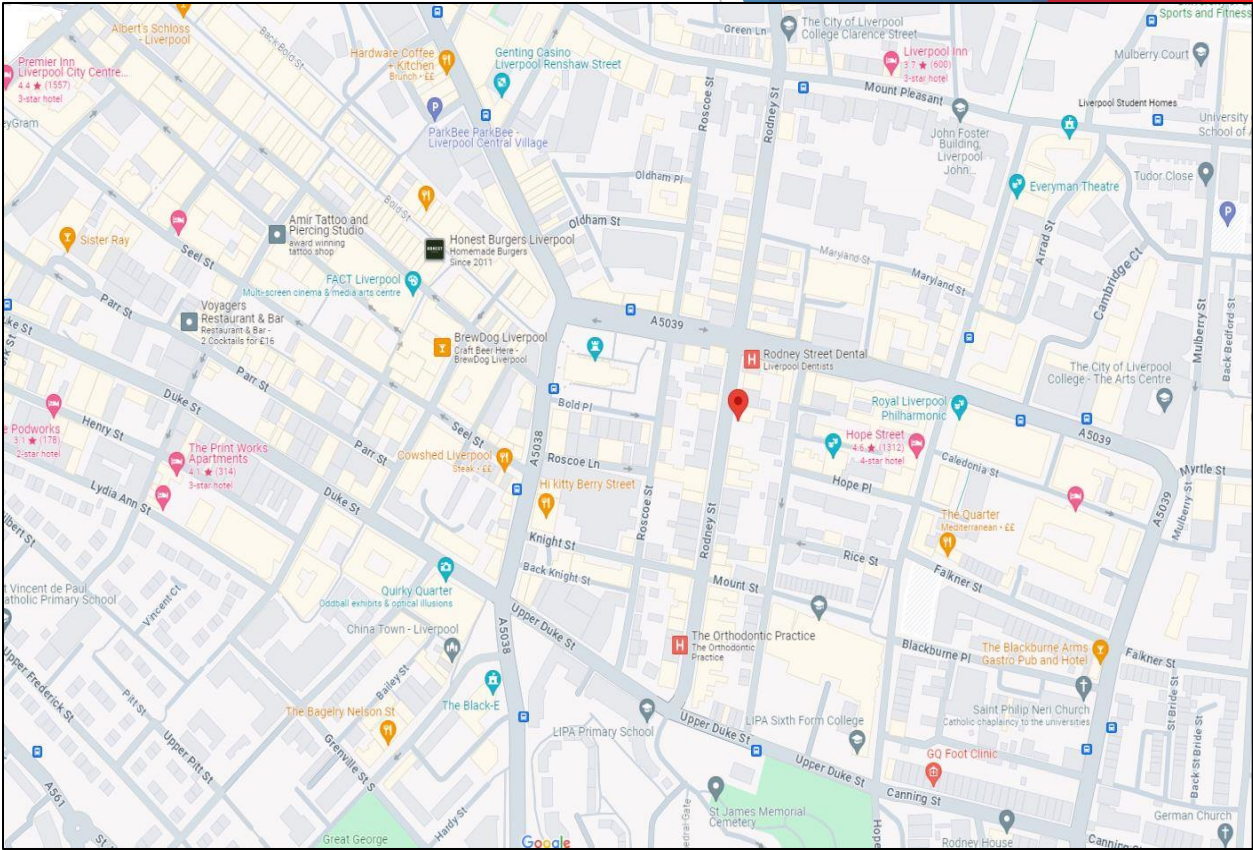
**72 RODNEY STREET
LIVERPOOL
L1 9JF**





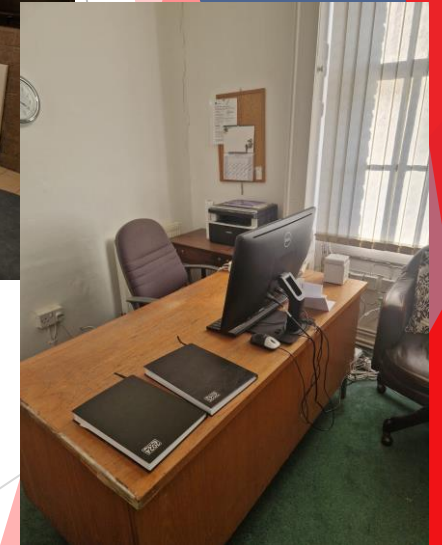
LOCATION

This prime office space is located in a highly visible position on Rodney Street, at the prominent corner of Rodney Street and Knight Street. The building is Grade II Listed and lies within the Rodney Street Conservation Area, offering a unique opportunity to lease a distinguished period property.



PROPERTY DESCRIPTION

Housed within a stunning Georgian townhouse from the late 18th century, this ground floor office features traditional brick construction and character-rich interiors. The layout consists of private offices, waiting room toilet facilities, two consulting rooms, and all adorned with ornate original cornices and ceiling details. This space is perfect for professionals seeking a sophisticated environment.



ACCOMMODATION

Ground Floor	817 sq.ft.	(75.90 sq.m.)
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RENTAL

Details Available Upon Request.

LEASE TERMS

The property is available for a term of years to be agreed on a Full Repair and Insuring (FR&I) basis.

VAT

All prices and figures are quoted net and maybe subject to 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 related consents.



CONTACT/VIEWING

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

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Mobile: 07970 837 454

www.hitchcockwright.co.uk

Details prepared May 2025