

TO LET

Attractive Fully
Refurbished/Fitted
Self Contained
Mews Properties
(with Car Parking)
3,282 sq.ft. (304.9 sqm)

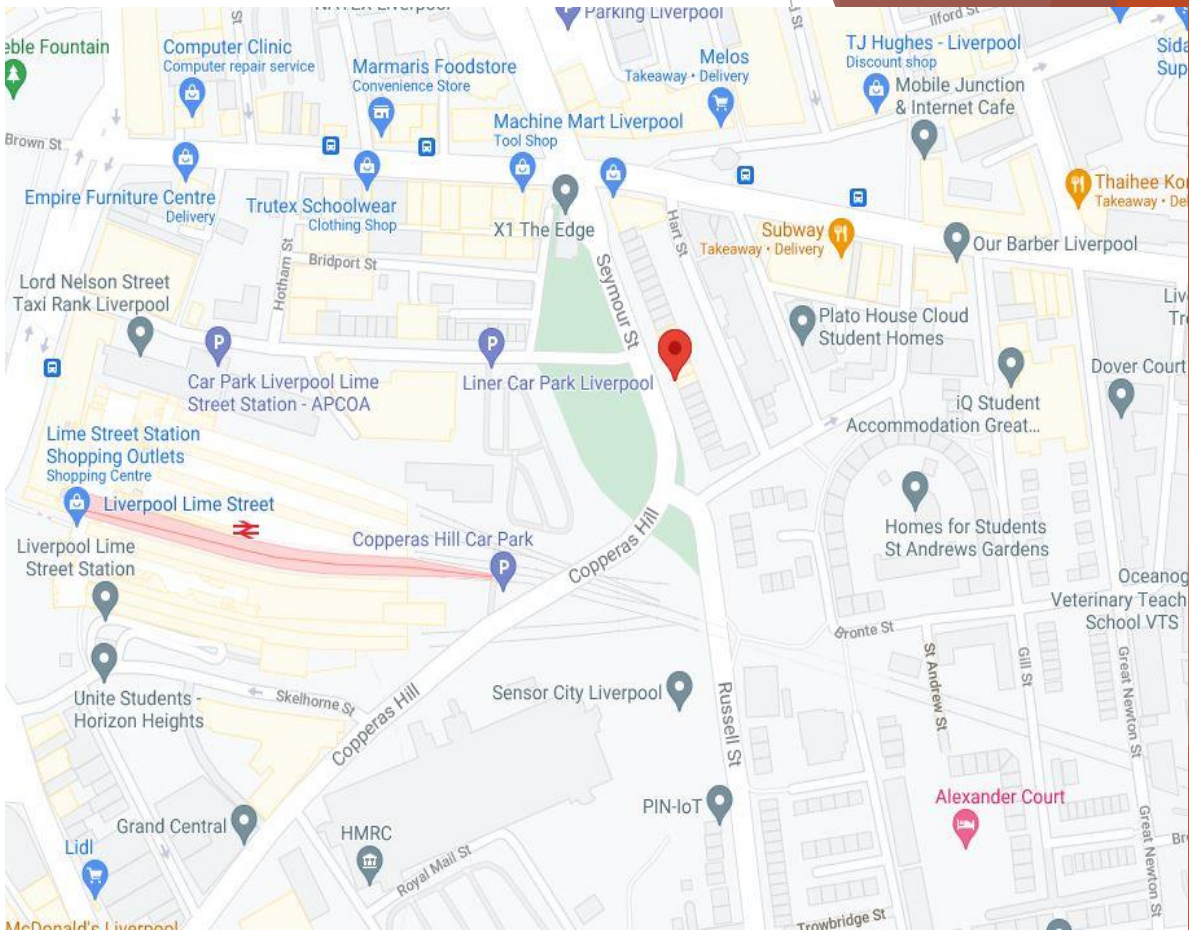
**33/35 SEYMOUR
TERRACE,
LIVERPOOL, L3 5PE**





FLOOR AREAS

Basement	676 sq.ft.
Ground Floor	846 sq.ft.
First Floor	882 sq.ft.
Second Floor	878 sq.ft.
TOTAL	3,282 sq.ft.





LOCATION AND DESCRIPTION

The subject property occupies a commanding position on the westerly side of Seymour Terrace close to its junction with London Road and bordered by Hart Street to the rear. The building has an expansive and prominent frontage with a principal entrances directly onto the Seymour Terrace thoroughfare.

The building is set within an attractive Georgian terrace comprised over ground and 2 upper floors with brick elevations and slate dual pitched roof.



ACCOMMODATION

Each building is approached via a principal lobby/stairwell area directly adjacent to the main entrance. There is full disabled access to the rear off Hart Street.

The accommodation comprises a rectangular floor plate that has been attractively refurbished to a high standard including:

- *Full central heating throughout
- *LG7 High intensity lighting
- *Fully Self contained ladies and gents WCs
- *Attractive several private partitioned offices and meeting room areas
- *Open plan office space

CAR PARKING

The buildings have the benefit of 6 secure car spaces to the rear which are accessed via an automatic gate directly from Hart Street.



LEASE

The accommodation is available on flexible terms by way of a new lease for a term of years to be agreed subject to further negotiation.

RENTAL

£37,395 per annum exclusive.

RATES

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 in connection with the preparation of the lease and any stamp duty thereon.

VAT

This property is not opted for tax and therefore no VAT is levied on the rental element of any letting.



CONTACT/VIEWING

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

brianricketts@hwandp.co.uk

0151 227 3400

www.hitchcockwright.co.uk