Hitchcock Wright & Partners
CHARTERED SURVEYORS

HIGH YIELDING OFFICE INVESTMENT WITHIN ICONIC GRADE II LISTED GEORGIAN TERRACE PT GROUND / BASEMENT

7,750 SQ.FT. (719.99 SQ.M.)

- C3 YRS UNEXPIRED
- SINGLE LET
- ATTRACTIVE LOW CAPITAL VALUE - £70.96 PSF

37A-47 SHAW STREET
LIVERPOOL
L6 1HL

INVESTMENT SUMMARY

- Modern, purpose-built office within fully renovated iconic Grade II Listed Georgian Terrace.
- Long Leasehold for a term of 125yrs from 24/6/2002 at a peppercorn
- Current tenant has been in occupation since 1/2/2005 and committed to reversionary lease until 31/1/2030.
- Refurbished to a high standard providing quality accommodation.
- Established commercial location with excellent transport links close to Liverpool City Centre.
- Prominent location on Shaw Street close to Royal Liverpool Hospital and adjacent Liverpool Hope University Campus.
- Let to strong tenant covenant who have been in occupation for many years .
- Let at sustainable reversionary rack rent providing excellent growth potential .
- Parking provision for 12 vehicles (1:645).
- Value underpinned by vacant possession/owner occupier value.

LOCATION

The subject property is situated on the westerly side of Shaw Street at the junction with Langsdale St and close to New Islington (A580).The property lies adjacent to the Liverpool Hope University campus and within close proximity to new Royal Liverpool Hospital and both Liverpool University and Liverpool John Moores(LJMU) campuses.

Shaw Street lies in close proximity to Paddington Village, Liverpool City Council's £1 billion flagship development site, is located at the eastern gateway to the knowledge quarter liverpool (kq liverpool) innovation district and has been earmarked for up to two million sq.ft. of science, technology, education, health and residential development. At 30 acres, Paddington Village is a sizeable urban village which is being developed in phases, with the central phase well underway. The development is a great place to live, work, learn and discover with high quality Grade A workspace, education and health facilities, an upscale hotel, residential opportunities and is surrounded by high quality public realm.

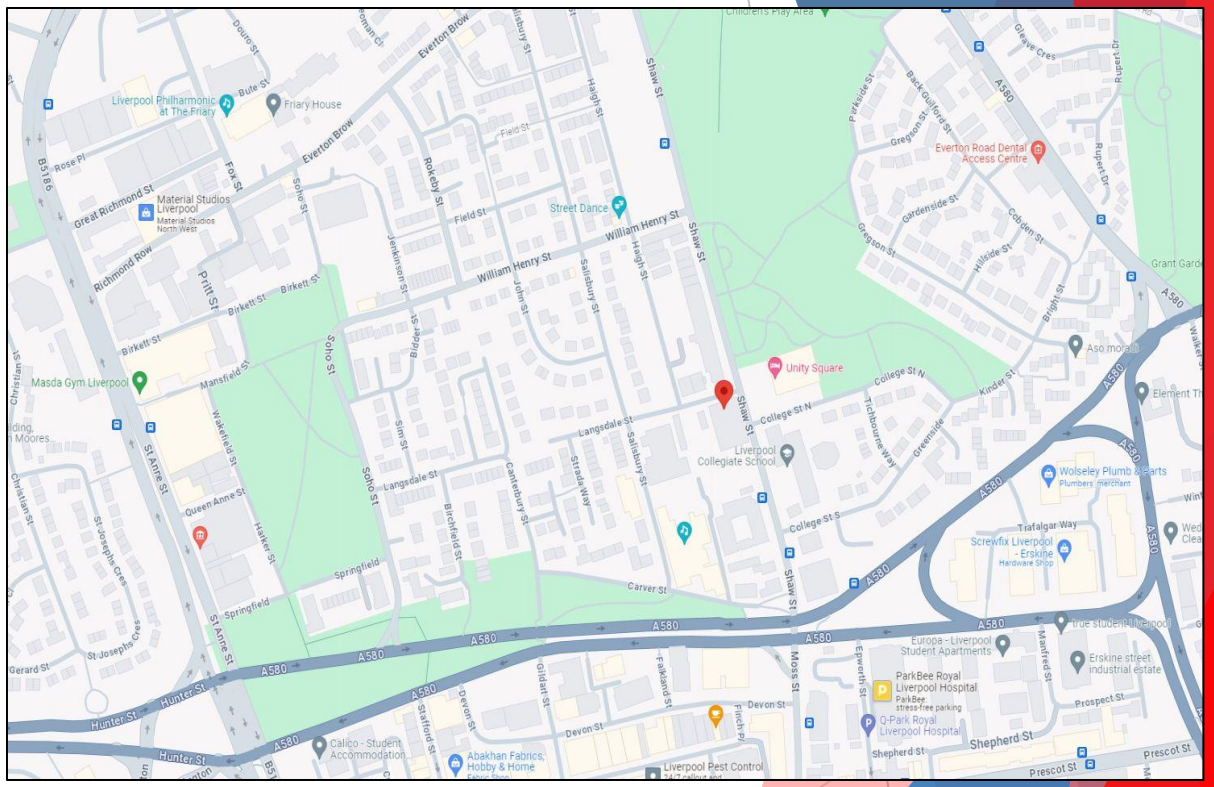
Liverpool City Centre lies approximately 1.5miles to the West and is served by many local bus routes and Lime Street mainline train Station which links to the Merseyrail system and national rail links is only 0.5 miles to the south west.

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 an end of terrace incorporating ground and basement and is formed within an impressive Georgian terrace. The property formed part of a comprehensive renovation/refurbishment of the entire terrace C22years ago. The upper parts of the terrace were converted to residential accommodation in tandem with the overall renovation of the terrace as referred above.

There is a fully fenced secure car park to the rear which is accessed directly off Langsdale Street and Salisbury Street.
The property has the benefit of 12 car parking spaces.

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

Ground Floor	-	3,625sqft (336.77sqm)
Basement	-	4,125sqft (383.22sqm)
TOTAL NIA	-	7,750sqft (719.99sqm)

COVENANT
Mersey Design Group are an established Multi-disciplinary Architecture Studio based in Liverpool, UK, working primarily throughout the North West. MDG have extensive experience in Healthcare, Residential, Education and Transport sectors

Mersey Design Group are a leading multi-disciplinary design practice founded in 1993 and based in Liverpool. They are committed to the design, specification and management of quality building projects and are used to working on restricted and live working sites with limited budgets.

MDG currently have term commissions with several major clients, with projects ranging from £10K to £22M, using all types of procurement.

They have in-house Architects, Quantity Surveyors, Principal Designers, Technicians and Interior Designers and offer an experienced and personal approach.

For further info visit www.mdg.design

TENANCY
The property is let in its entirety to Mersey Design Group for a term of 5 years from the 31st January 2025 at a passing rental of £50,000 per annum exclusive.

TENURE
The property is held by way of a long lease for a term of 125 years wef 24/6/2002 (103 years unexpired) at a peppercorn rent without review.

SERVICE CHARGE
A service charge is levied to cover the costs of freeholders usual services. Further details upon request.

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 £550,000 (FIVE HUNDRED AND FIFTY THOUSAND POUNDS) Subject to contract and exclusive of VAT. A purchase at this level represents an attractive gross reversionary yield of 9.09% and a low capital value of just £70.96psf and a net reversionary yield of 8.67% 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 Sam Pearce or Brian Rickets of Hitchcock Wright & Partners.

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www.hitchcockwright.co.uk

Details updated October 2026

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