

# 38-42 ST ANNES STREET LIVERPOOL L3 3DS



## FOR SALE OR TO LET

7,536 SQ.FT. (700.1 SQ.M.)

SUITABLE FOR OCCUPATION OR

REDVELOPMENT, EITHER INDEPENDENTLY OR AS

PART OF THE LARGER PROPERTY

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

**Hitchcock Wright**  
Estate Agents & Partners  
**0151 227 3400**  
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# 38-42 ST ANNES STREET, LIVERPOOL, L3 3DS



## LOCATION

The property is situated on the east side of St Annes Street, close to its junction with New Islington, a short distance to the north of Liverpool City Centre. The immediate area is a mix of commercial and residential properties.

## DESCRIPTION

The property comprises a single storey warehouse of steel frame construction with brick clad elevations under a pitched roof suspended on steel roof trusses and incorporating translucent roof panels. The property benefits from a three phase power supply and an electrically operated roller shutter door and has a minimum clear height of approximately 19' (5.8 metres). The property benefits from quality office accommodation, arranged over ground and first floor levels. All main services are connect to the property.

## RATEABLE VALUE

The Rateable Value of the property is £13,750

## ENERGY PERFORMANCE CERTIFICATE

The EPC Rating on the property is E:109  
Certificate No. 9990-4996-0364-0210-9084

## ACCOMMODATION

Measured on a gross internal area basis the accommodation extends to approximately:  
7,536 sq.ft. (700.1 sq.m) with approximately 18.5% office content.

## TERM

The property is available For Sale or To Let. Further details available upon request.



## RENT / PRICE

Details available upon Application.

## VAT

All prices, outgoings and rentals are quoted free of, but may be liable to VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## 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.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400  
Email: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Details Prepared : May 2022  
Subject to Contract

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