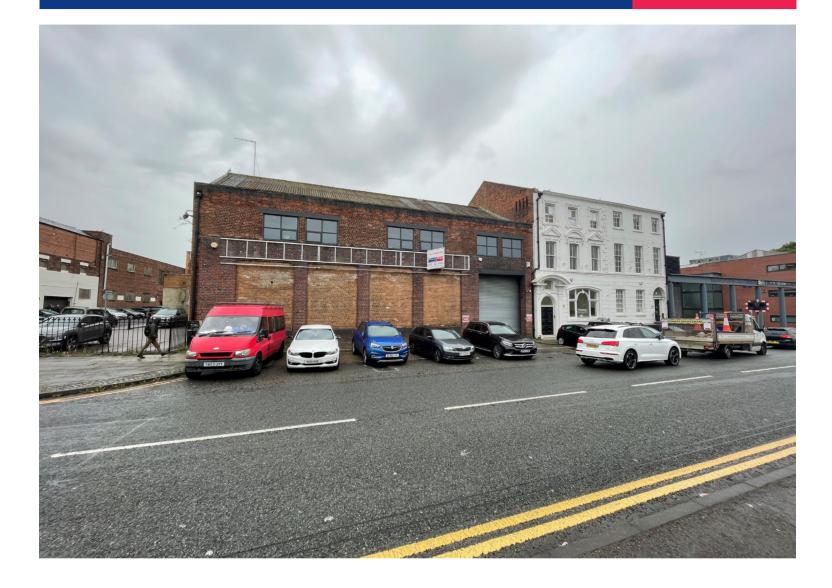
# 38-42 ST ANNES STREET LIVERPOOL L3 3DS

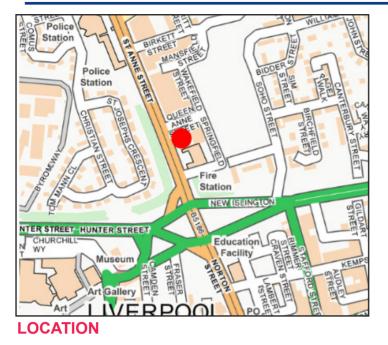


FOR SALE OR TO LET 7,536 SQ.FT. (700.1 SQ.M.) SUITABLE FOR OCCUPATION OR REDVELOPMENT, EITHER INDEPENDENTLY OR AS PART OF THE LARGER PROPERTY





### 38-42 ST ANNES STREET, LIVERPOOL, L3 3DS



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

Details Prepared : May 2022 Subject to Contract



## www.hitchcockwright.co.uk

