

# FOR SALE

Rare Freehold Opportunity  
Within the Baltic Triangle /  
Cains Brewery Village area of  
Liverpool

4,938 SQ.FT. (458.7 SQ.M.)

**33/39 STANHOPE  
STREET, LIVERPOOL,  
L8 5RE**



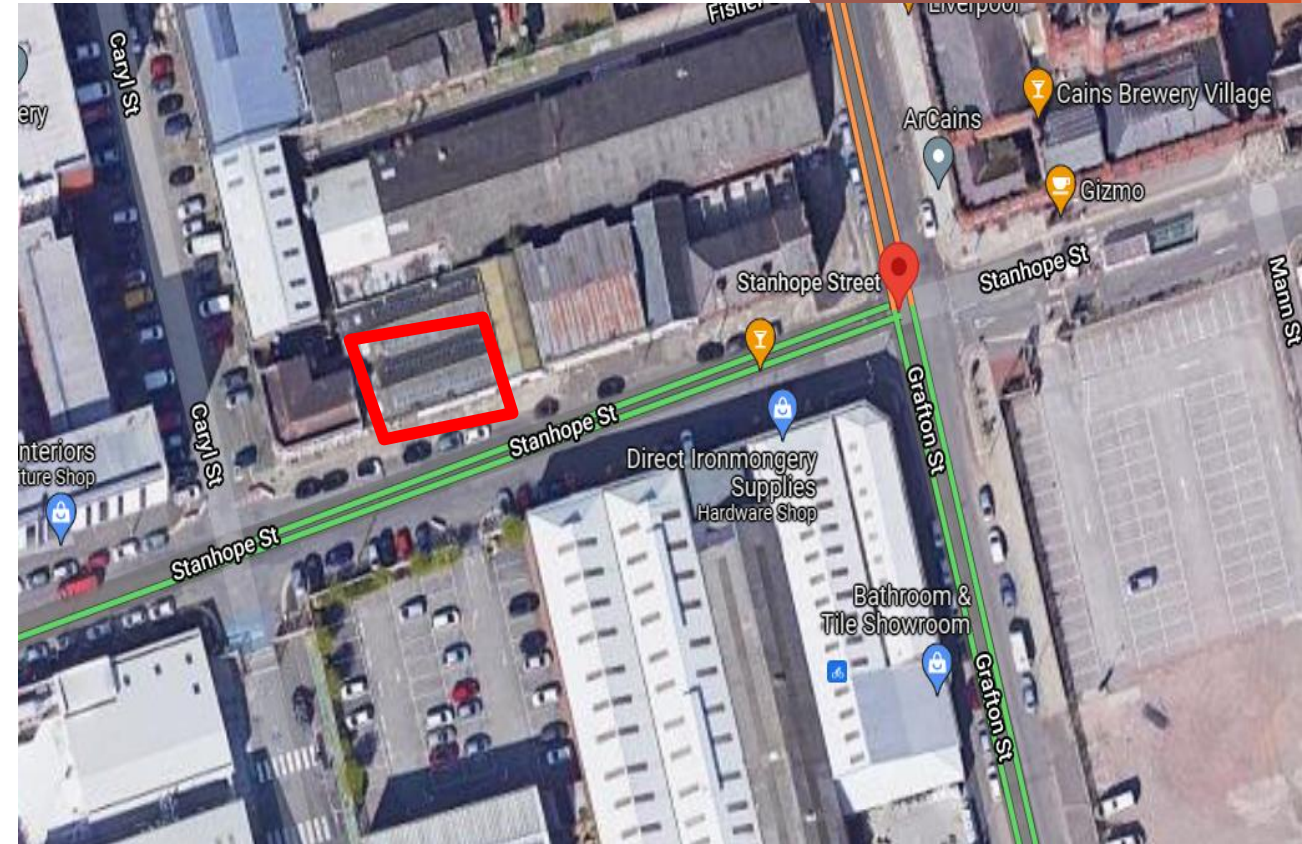


## LOCATION

The property is located within the Cains Brewery Village / Baltic Triangle area of Liverpool City Centre, in close proximity to the Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

The area has undergone a radical regeneration over the past decade, driven by the Creative Industries sector, which has resulted in the eclectic mix of occupiers and uses evidenced as at today's date. Adjacent occupiers include H1780 Tap & Still Brewery, the Baltic Bakehouse and Eyre & Ellison, whilst within the wider vicinity Baltic Creative, Camp & Furnace, McDonalds and KFC are in occupation.

There are a number of commercial, residential, student and hotel developments either under construction or constructed within the immediate vicinity of the subject site.





## DESCRIPTION

The property comprises 2 adjoining buildings incorporating a 2 storey property to the eastern elevation and a single storey warehouse to the western elevation. The double storey property is self-contained with rendered brick elevations and a single door access directly off the Stanhope Street thoroughfare. Internally the ground floor is basically rectangular in shape with a WC to the rear and a single staircase. The first floor is similar in configuration with WC to the rear. The accommodation has an attractive open steel truss roof structure with sky lights.

The single storey warehouse is basically rectangular in shape with dual access and open steel truss roof with skylights and features the following:

- 4.34m high folding loading access door.
- 6m clear height to ridge
- 4.2m height to eaves
- Concrete floor
- Loading bay

## FLOOR AREAS (GIA)

### Single Storey Warehouse

Ground floor:	1,022 sq.ft.	(95 sq.m.)
First floor:	1,031 sq.ft.	(95.8 sq.m.)
Total GIA:	2,053 sq.ft.	(190.7 sq.m.)

Single Storey Warehouse      2,885 sq.ft.      (268 sq.m.)

**TOTAL FLOOR AREA      4,938 sq.ft.      (458.7 sq.m.)**



## TENURE

Freehold

## GUIDE PRICE

Upon application.

## EPC

Available 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 conveyance and any stamp duty thereon.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.



## CONTACT/VIEWING

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

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