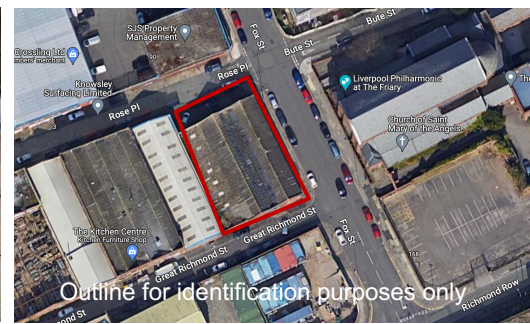


FOR SALE – PRICE REDUCED

92 Rose Place, Liverpool L3 3BN

FREEHOLD INDUSTRIAL BUILDING / SITE 936m² 0.23 acres
Of interest to Owner/Occupiers, Investors/speculators, Developers.



Suitable for Owner-Occupation / Redevelopment Subject to Planning Permission

- Within City Centre North
- Close to University district
- Mixed use commercial / residential / student area
- Various new residential/student buildings developments completed, being built or with planning in the area



LOCATION

The property is located on Rose Place towards the junction of Fox Street with a frontage and access also off Great Richmond Street. Fox Street is a mixed use commercial, residential, student area, which connects to St Anne's Street (B5186) which in turn connects with the A59 and the A580 which provide main arterial routes across north, east, south and west to Merseyside and the motorway network. The subject site, building has various landmarks including Liverpool Philharmonic Friary which is situated opposite the subject building, along with various residential and student buildings including Fox Street Studios, Phoenix Place Apartments, Poets Place Students, Phoenix Place Students, along with various other houses and other completed developments. The University District is within walking distance along with Everton Park recreational ground, the Great Homer Street District Centre providing a wealth of various national shops anchored by Sainsburys Supermarket. There are also various schools within the locality in this evolving part of Liverpool City Centre.

DESCRIPTION

The property provides an end terraced single storey brick building fronting onto three elevations with off street car-parking. Internally, the configuration of the building provides ancillary offices to the front elevation with external electric security roller shutters with mezzanine storage above, leading to the main open plan warehouse and further rear office. The property benefits from three-phase electric supply, boiler heating for the office areas with roller-shutter access for deliveries from both Great Richmond Street and Rose Place.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M ²	SQ FT
GIA Warehouse/offices	676.5 m ²	7282 ft ²
Mezzanine	117 m ²	1260 ft ²
Total Floor Area	793.00 m²	8,542 ft²

EPC

An Energy Performance Certificate is available upon request Band E 105

SERVICES

We understand that mains services are available to the property including, three-phase electricity, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £20,250

PLANNING

The property has been used for industrial storage / warehouse purposes and subject to obtaining the necessary planning consents, the property could be redeveloped for students / residential purposes, subject to planning permission.

PRICE

Offers in the region of

£399,950

To be sold on an unconditional basis.

VAT

VAT we understand will not be payable on this transaction.

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

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