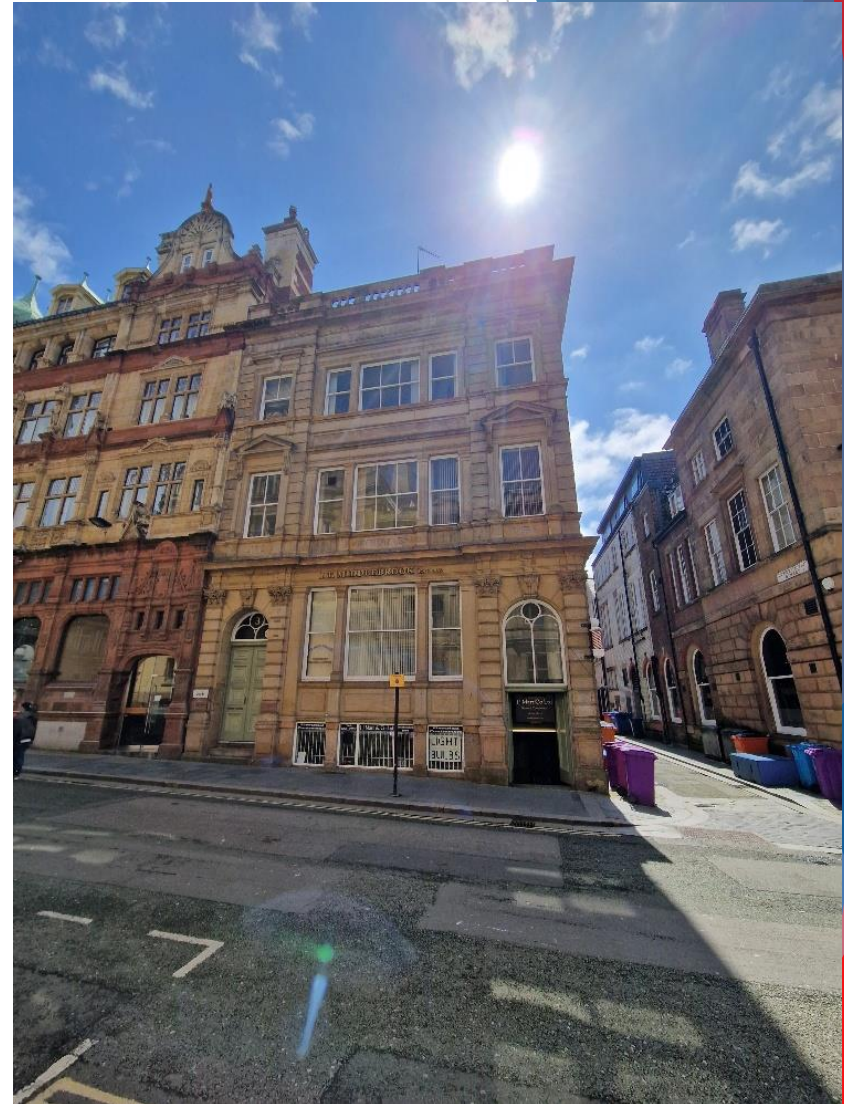


FOR SALE

A FINE FREEHOLD PERIOD
BUILDING
SUITABLE FOR A VARIETY OF
USES; OWNER OCCUPATION
BAR / RESTAURANT, RESIDENTIAL
CONVERSION (STP)
4,179 sq.ft. (388.38 sq.m.)

**3 BRUNSWICK STREET
LIVERPOOL
L2 0PQ**



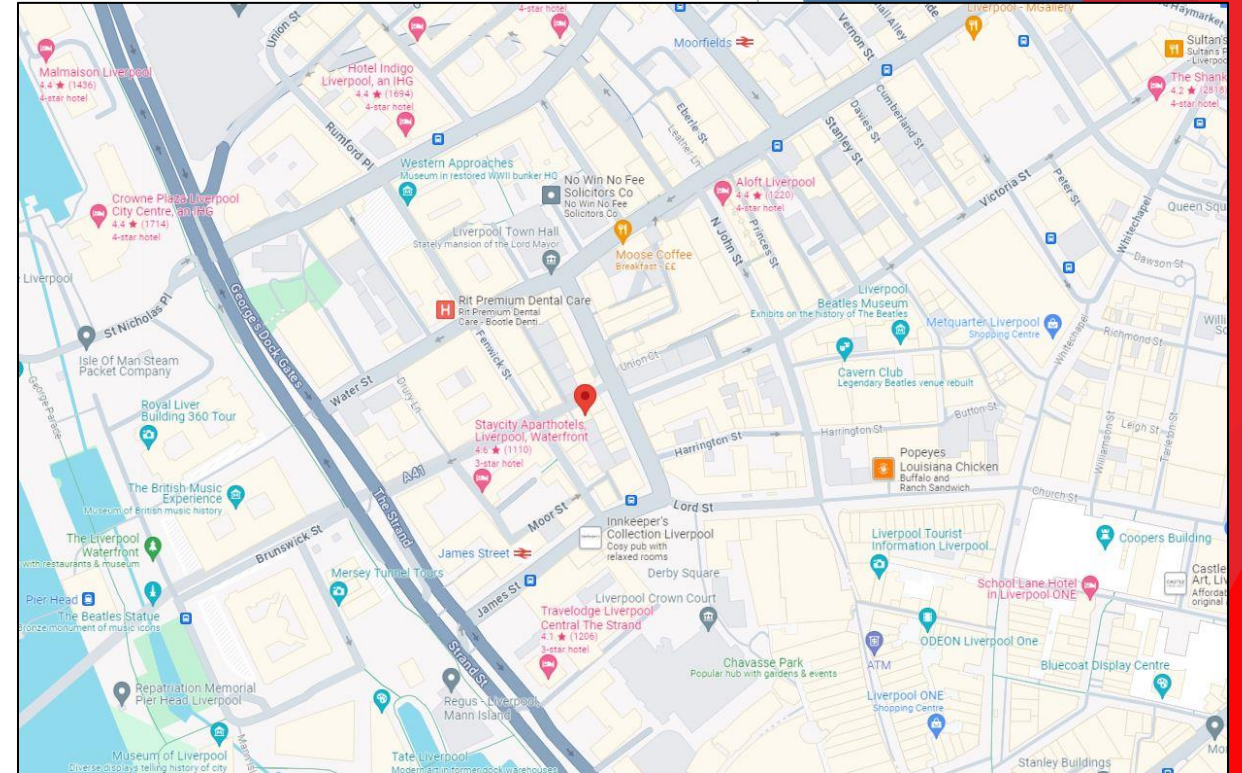


LOCATION

3 Brunswick Street is a period building situated within The Commercial Quarter and Castle Street Conservation Area in the heart of Liverpool's business district. Constructed during the 1850's the property affords functional commercial office space over lower ground, upper ground and 3 upper floors. Liverpool's iconic waterfront sits majestically at the western end of Brunswick Street. To the eastern end you will find the Queen Elizabeth II Law Courts and the Memorial to Queen Victoria. Rich in history, Brunswick Street and Castle Street are home to some of the most architecturally impressive buildings in the city.

The building is situated in a prominent location in Liverpool City Centre at the junction of Brunswick Street with Castle Street and is positioned within the city's prime business district. Surrounded by world class amenities the property is within walking distance of the world famous waterfront including The Royal Liver Building and Cunard Building, the Commercial District of Old Hall Street and Exchange Flags and the historic Mathew Street. At the heart of Liverpool's vibrant waterfront and just a 10 minute walk away is the Royal Albert Dock, a blend of old and new offering everything from culture and cuisine.

Following significant public realm investment Brunswick Street and Castle Street has witnessed a fundamental shift in recent years towards an exciting food and beverage offering, reflective of a European café culture.



FLOOR AREAS

Lower Ground Floor

SQ.FT

886 sq.ft

SQ.M.

82.31 sq.m..

Ground Floor

745 sq.ft.

69.21 sq.m.

First Floor

921 sq.ft.

85.56 sq.m.

Second Floor

990 sq.ft.

91.97 sq.m.

Third Floor

527 sq.ft.

48.95 sq.m.

Total

4,179 sq.ft.

388.23 sq.m.



OCCUPATIONAL LEASE

The small part of the lower ground floor is subject to an occupational lease to JJ Marr & Co. Ltd for a term of 10 years from 1/7/2018 with 5 yearly rent reviews. The current passing rent is £4,200 per annum exclusive.

A larger proportion of the lower ground (a former barbers) is currently available with vacant possession.

TENURE

Freehold

EPC

Available upon Request.

VAT

The property is not opted for tax and therefore VAT is not levied on the purchase price.

INFORMATION PACK

A full information pack including floor plans, LR Extract, Occupation Lease, Asbestos Report etc is available upon request.

PRICE

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..



CONTACT/VIEWING

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

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Mobile: 07970 837 454

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Details prepared June 2024