

John Brown & Co

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www.brownpropertyconsultancy.co.uk

OFFICES TO LET

45a Rodney Street

Liverpool L1 9EW



72 - 475 SQ FT (6.69 - 44.1 SQ M)

Heart of the Medical Fraternity

On Site Car Parking

Available Now

First Floor Self-Contained Offices /
Medical Consulting Rooms

For further information
or to arrange a viewing
contact John Brown

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LOCATION

The property is located on Rodney Street a ten minute walk from Liverpool City Centre. The area is well served with amenities close by, on road parking and public transport

DESCRIPTION

45a Rodney Street is a mid terrace Georgian building used as offices and medical consulting rooms. The available rooms are located to the first floor of the property and can taken as a whole or in part.

FLOOR AREA

The areas set out are measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis:

Room 1	-	72 sq ft (6.69 sq m)	Under Offer
Room 2	-	185 sq ft (17.2 sq m)	Under Offer
Room 3	-	218 sq ft (20.3 sq m)	
Total	-	475 sq ft (44.1 sq m)	

RENT

An all inclusive rent is being offered for the above rooms.

TENURE

The available accommodation is available on a new FRI lease or by way of an in-house licence.

VAT

VAT may be payable on the rent.



LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the legal documentation and any stamp duty thereon.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request and is rated at Grade F (150)

RATES PAYABLE 2012/13

We understand the rateable value is £5,440 (2012/13). We would recommend any interested party to contact Liverpool Valuation office.

For viewing and further information



SUBJECT TO CONTRACT

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

Date of photographs and details: February 2013

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