

John Brown & Co

07857 880619

www.brownpropertyconsultancy.co.uk

OFFICES TO LET

47 Rodney Street

Liverpool L1 9EW



205 - 545 SQ FT (19.0 - 50.6 SQ M)

Heart of the Medical Fraternity

Available Now

First Floor Self-Contained Offices

Ground Floor Medical Consulting Rooms

On Site Secretarial Services

Rooms from 200 sq ft.

For further information
or to arrange a viewing
contact John Brown

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47 Rodney Street Liverpool

LOCATION

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

DESCRIPTION

47 Rodney Street is a mid terrance Georgian building used as offices and medical consulting rooms.

The available rooms are located on the 1st floor of the property and can taken as a whole or in part.

Consulting rooms are also available to the ground floor.

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	340 sq ft (32.2 sq m)
Room 2	205 sq ft (19.0 sq m)

Total 1st Floor 545 sq ft (50.6 sq m)

RENT

The rent is inclusive of service charge but exclusive of rates.

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, if applicable.



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 D (95)

LEGAL

We understand the rateable value is £ (2013/14) for the two offices. We would recommend any interested party contact Liverpool Valuation Office.

For viewing and further information

please contact John Brown:



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: October 2013

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Energy Performance Certificate

Non-Domestic Building



47 Rodney Street
LIVERPOOL
L1 9EW

Certificate Reference Number:
0179-3052-0110-0590-2725

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **95** This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 380
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

75 If typical of the existing stock