

# GOSTIN'S BUILDING

Hanover Street  
Liverpool City Centre  
L1 4LN

## FREEHOLD INVESTMENT FOR SALE

A PROMINENT CONVERTED WAREHOUSE  
PROVIDING RETAIL & OFFICE SPACE  
ADJACENT TO LIVERPOOL ONE



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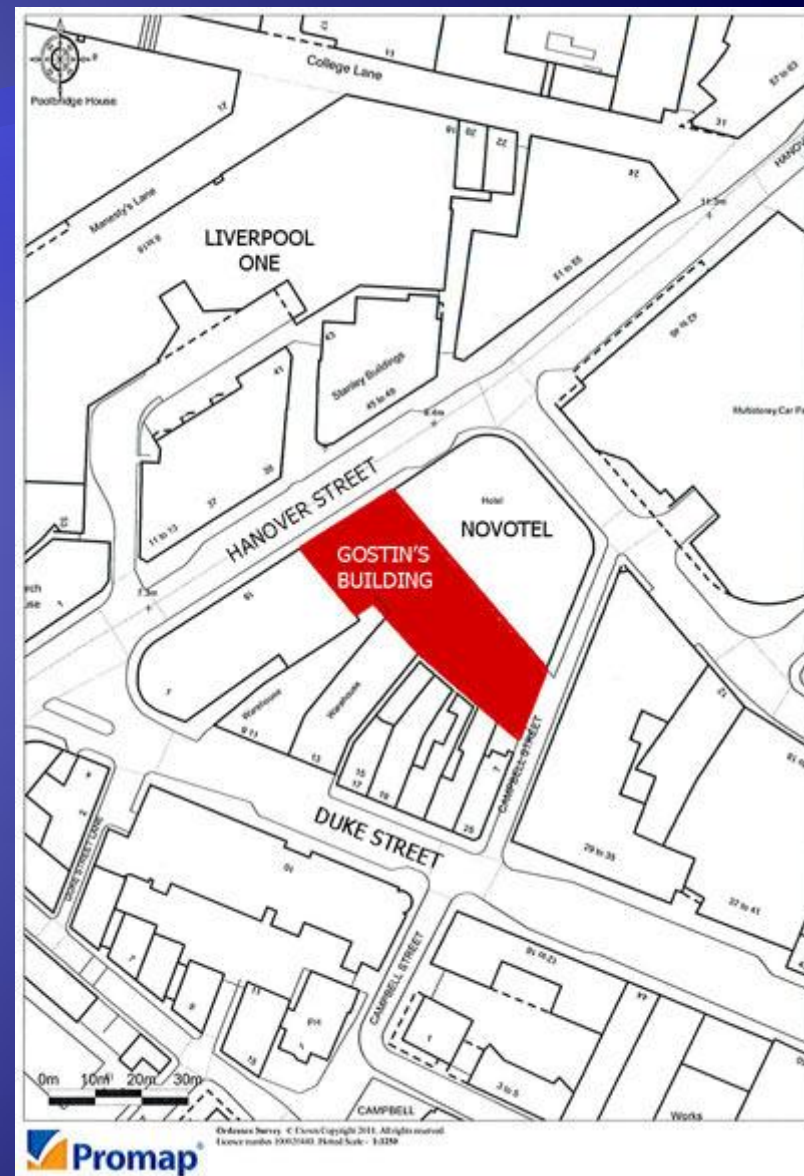
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## Overview

Gostin's Building is a former warehouse property which has been converted to provide 54,640 sq ft (5,077 sq m) of retail and office uses over ground and seven upper floors.

There are two ground floor retail units occupied by Bluecoat Bookshops and Tracey Bell Beauty Centre (APT Limited). There is also a mezzanine retail area comprising a wide range of occupiers including a small coffee shop.

The offices benefit space occupies the majority of the upper floors and offers quality open plan space with a 'loft' feel. The reception is staffed during normal office hours and benefits from disabled access with access to two recently renewed large passenger lifts.



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## Location

The property occupies a prominent position positioned on Hanover Street and is adjacent to the newly constructed Novotel which was part of the Liverpool One Development undertaken by Grosvenor. It is also adjacent to the Casartelli Apartments which comprises a high quality residential development on the corner of Hanover Street and Duke Street.

Central station is located at the junction of Church Street, Ranelagh Street, Hanover Street and Bold Street, approximately 350 metres to the north east of the property.



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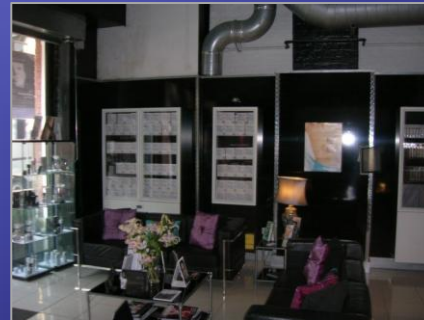
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## Retail Space

Gostin's provides two retail suites on the ground floor currently occupied by Bluecoat Bookshops and Tracey Bell (APT Limited) with a range of smaller units at First Floor level. The first floor provides a retail arcade for a large number of smaller independent 'niche' retailers.

NOTE: We are aware that the Landlord has been granted planning consent for conversion of part ground/first floor (further information via the online library) and has also sought to convert the roof to restaurant use (A3/A4).



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## Office Space

Internally the office accommodation provides a mixture of solid concrete and wooden flooring which is part carpeted, painted plastered walls and ceilings, suspended Category II lighting and perimeter trunking. The property also benefits from two recently installed Schindlers Lift for 15 persons together with a goods lift to each level. The office accommodation is separated by internally constructed breeze block walls which have also created separate main corridors on each floor.

The fourth floor also has three Juliet balconies inset into suite 4. This was following the construction of the adjacent Novotel in 2010.



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## Floor Areas

Floor/Unit No	Use	Area	
		sq M	Sq ft
Ground	Retail	466.55	5,022
First	Retail	784.93	8,449
Second	Offices	634.73	6,831
Third	Offices	634.73	6,831
Fourth	Offices	651.75	7,014
Fifth	Offices	634.73	6,831
Sixth	Offices	634.73	6,831
Seventh	Offices	634.73	6,831
<b>Totals</b>		5,076.88	54,640

**Please Note:**

The areas are taken from scaled plans and the measurements are based on a net internal area.



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## Further Information

We have a number of documents that have been provided by the Building Manager and are available to download by clicking on the link below.



### Service Charge/Fixed Costs:

The budget service charge (including business rates and building insurance) for 2011 is budgeted at £253,553 and further information is available via our download page below.

The figure above is net of electricity costs which are recharged to the tenants within the building.



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## Void Areas

From the information provided we understand that there are the following vacant areas with the building.

The information is assumed correct as at 14/07/2011.

Unit	Type	Area (SQ FT)
First Floor Shop Unit 7	Retail	450
First Floor Shop Unit 8	Retail	200
First Floor Shop Unit 11	Retail	250
First Floor Shop Unit 14	Retail	200
2nd Floor Unit 10	Office	570
3rd Floor Unit 5	Office	280
3rd Floor Unit 7	Office	320
3rd Floor Unit 8	Office	530
3rd Floor Unit 9	Office	530
3rd Floor Unit 10	Office	1080
3rd Floor Unit 11	Office	450
4th Floor (Unit 1 - 12)	Office	5412
5th Floor Unit 10	Office	600
6th Floor Unit 8	Office	850
6th Floor Unit 9	Office	200
7th Floor Unit 10	Office	240
7th Floor Unit 11	Office	240
7th Floor Unit 12	Office	360
7th Floor Unit 15	Office	240
<b>TOTAL</b>		<b>13,002</b>



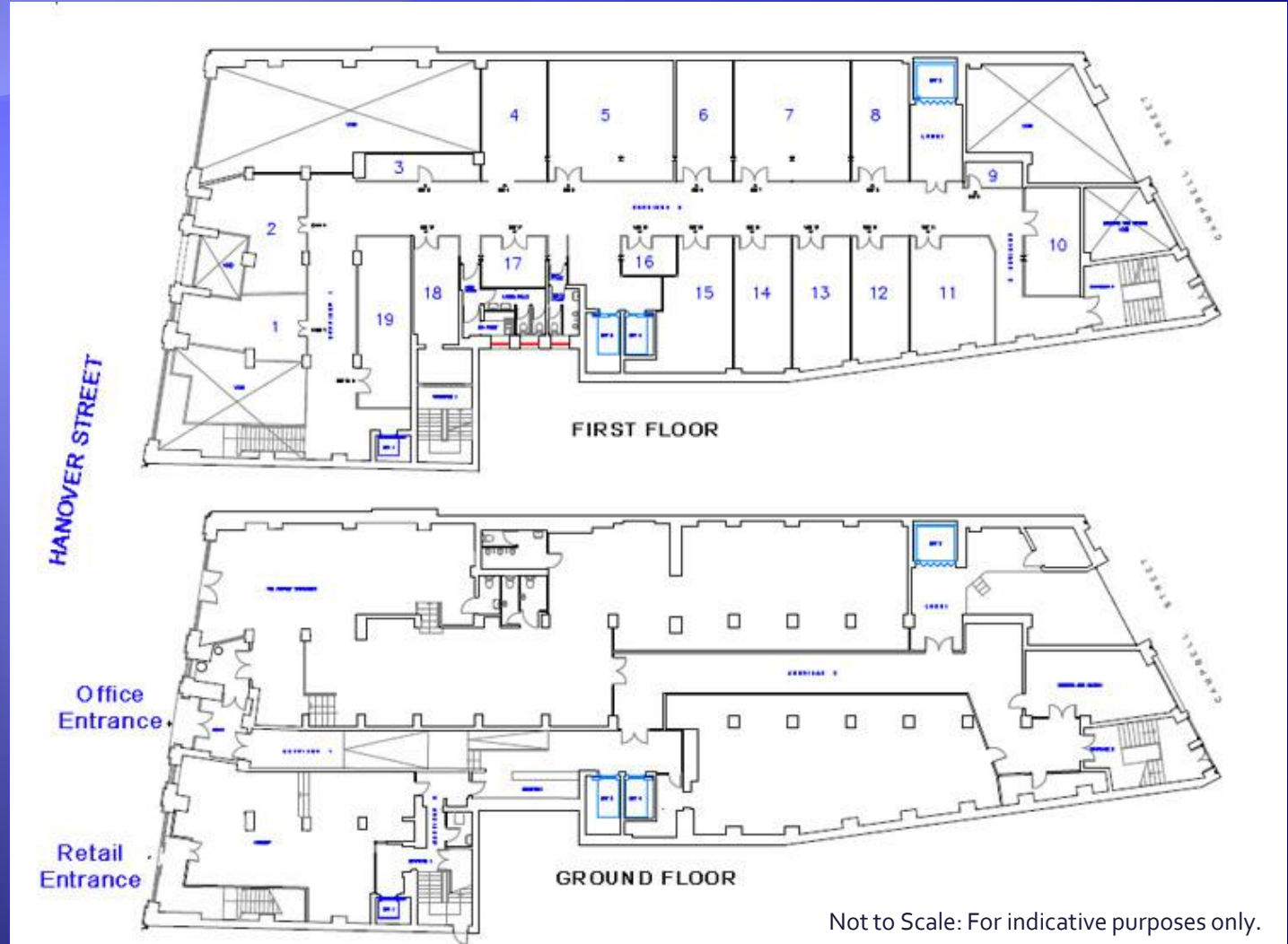
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## Floor Plans

CAD & PDF Plans are available to download from our online library (see link below).



Not to Scale: For indicative purposes only.



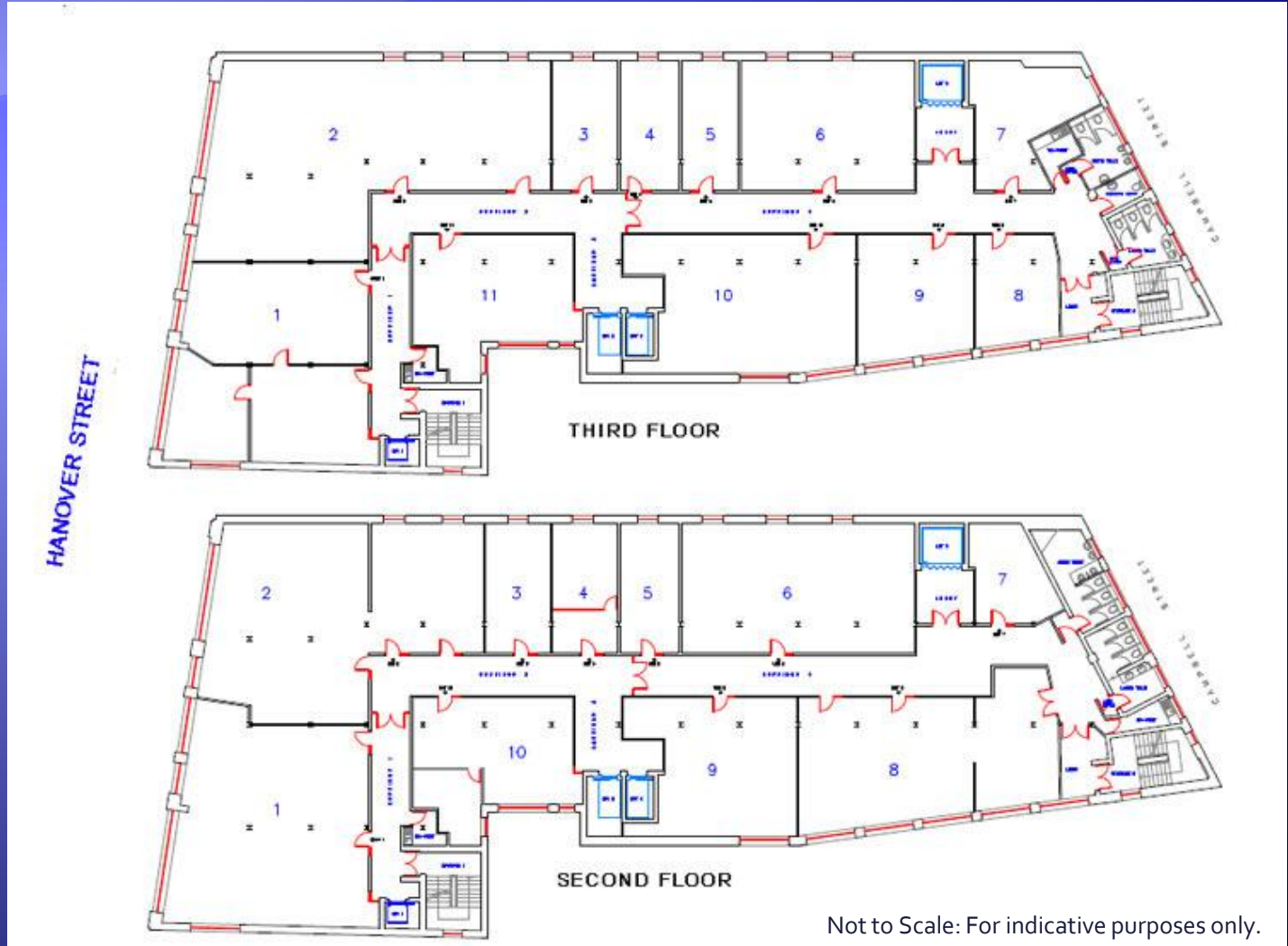
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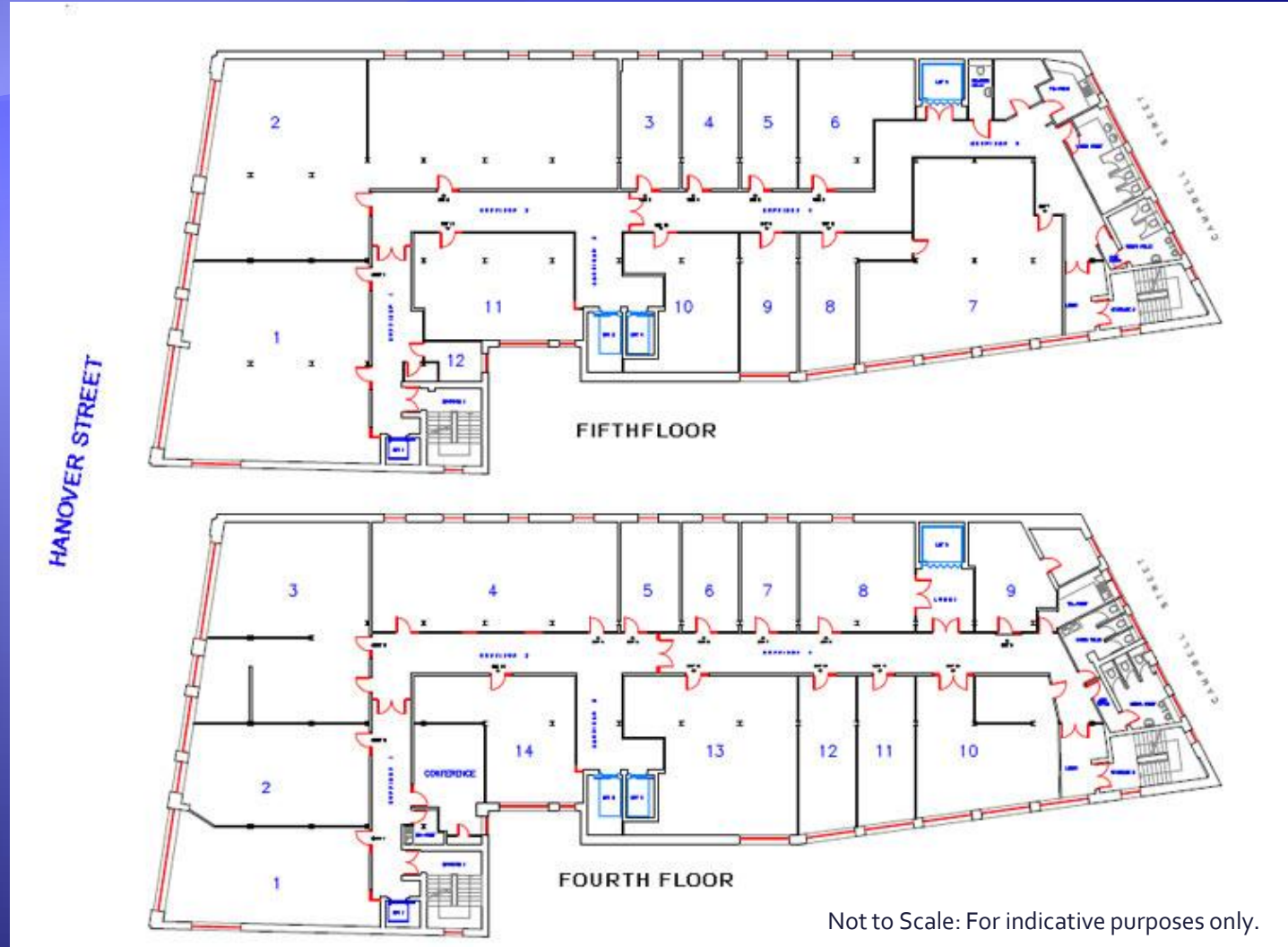
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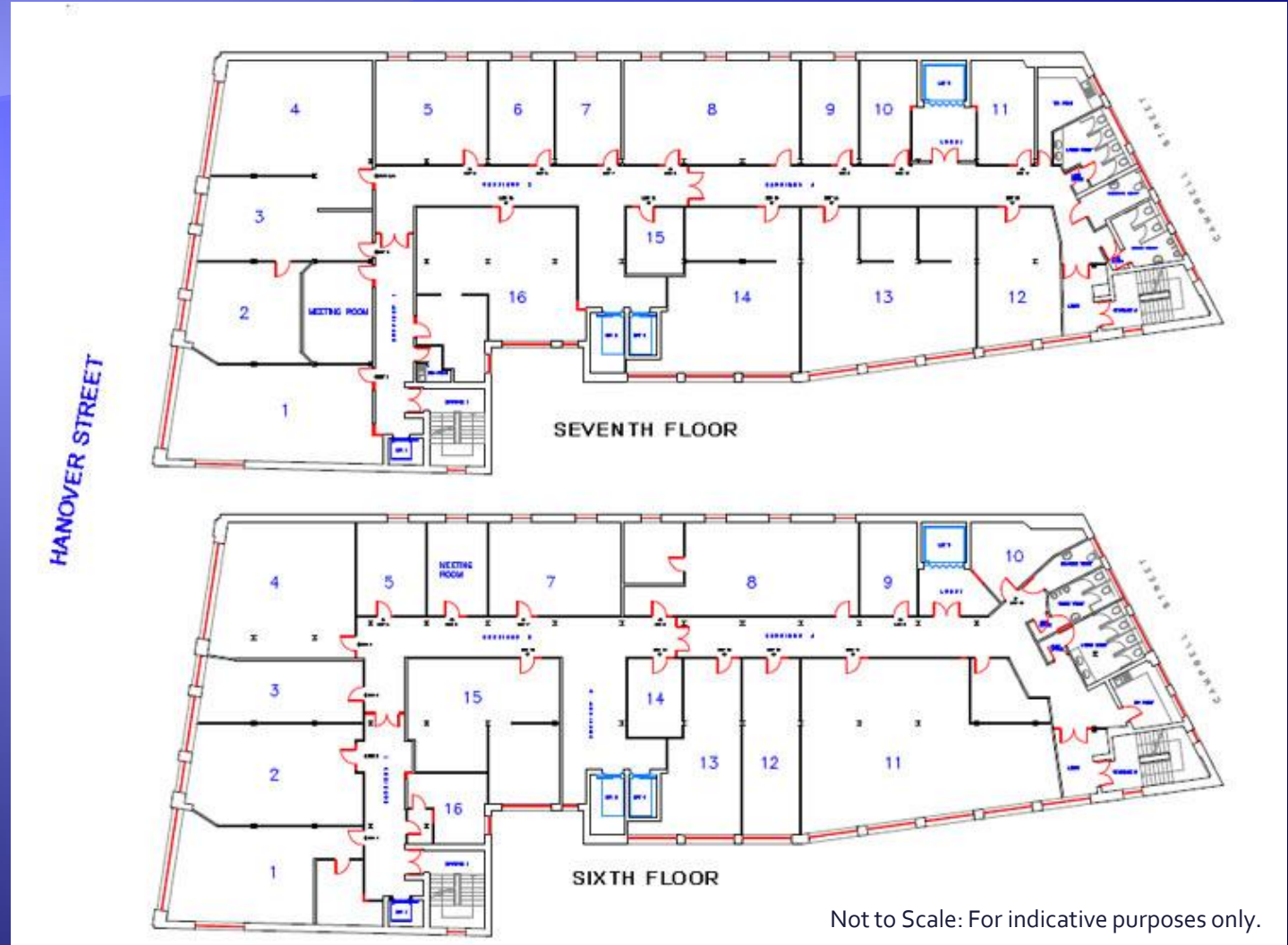
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## Contact

For further information and viewings please contact Tony Reed or Stuart Keppie of agents Keppie Massie on 0151 255 0755 or Mike Honeybourne of joint agent Honeybourne Kenny on 0151 650 0600.

## VAT

We are informed that the property has not been elected for VAT and therefore VAT will not be payable on the purchase price.

## Proposal

Offers are invited for our client's freehold interest in the above property.



**Tony Reed**

[tonyreed@keppiemassie.com](mailto:tonyreed@keppiemassie.com)

**Stuart Keppie**

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**Mike Honeybourne**

[honeybournekenny@aol.com](mailto:honeybournekenny@aol.com)

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Produced: August 2011.



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