

# TO LET

36 ST ANNE STREET, LIVERPOOL,  
L3 3DS

OFFICES TO LET

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- ❖ Self-contained Office With Own Front Door
- ❖ 24/7 Access
- ❖ Near to Liverpool City Centre
- ❖ Parking Available
- ❖ Period Building
- ❖ Flexible Layout



## LOCATION

The property is located on to St Anne Street between its junction with Queen Anne Street and Springfield.

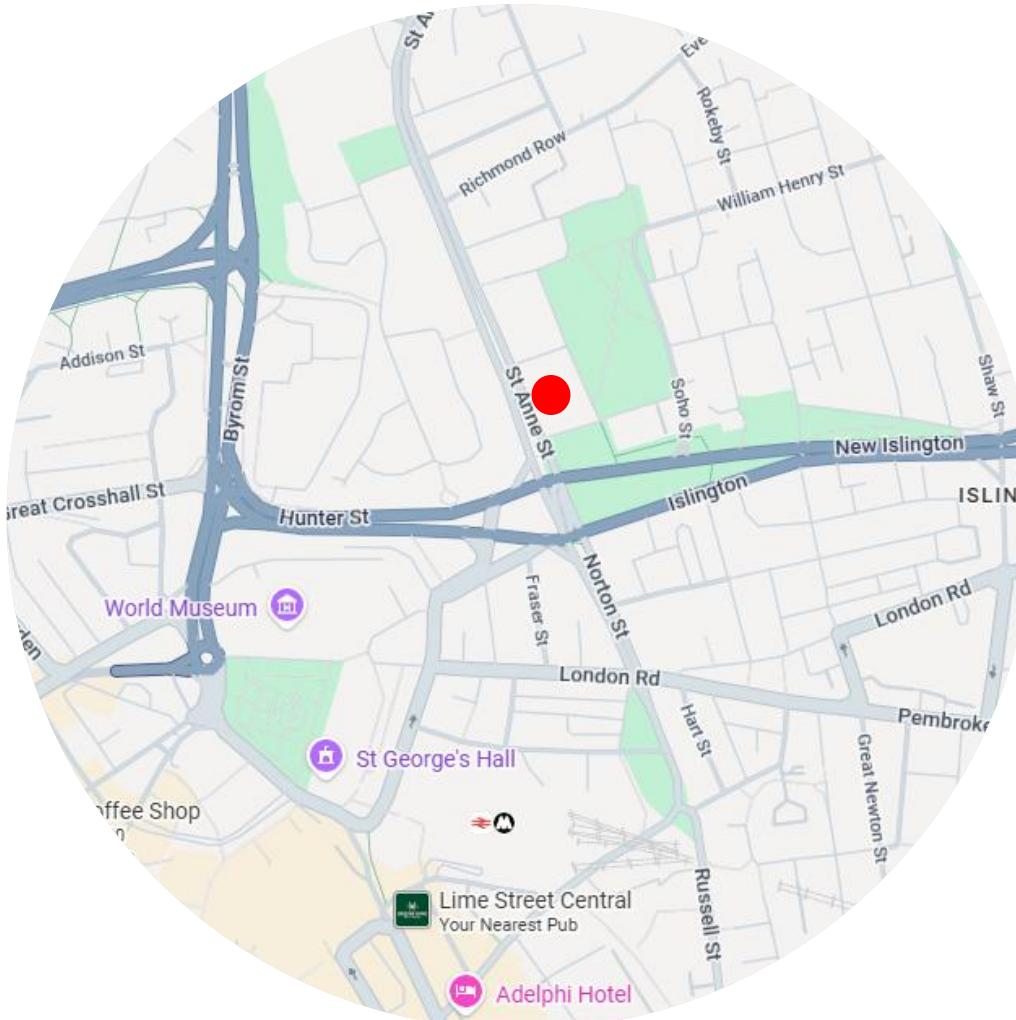
The subject property is located within the Islington area of the city centre, approximately 0.7 miles to the north of Liverpool Lime Street Railway Station and Liverpool City Centre. It is a main arterial link into the city, with associated public transport including a circular bus route.

The surrounding area is a mixture of commercial, industrial and residential use. Several residential schemes have been developed in the area over the last few years.

## DESCRIPTION

The subject property comprises a mid-terrace Georgian building arranged over basement, ground and two upper floors. We understand the property was originally constructed as judges houses although has subsequently been converted to commercial office use.

The accommodation will undergo a refurbishment. The property is Grade 2 listed.



## ACCOMMODATION

Basement – 74.1 sq. m (798 sq. ft)

Ground Floor – 59.2 sq. m (637 sq. ft)

First Floor: - 76.9 sq. m (828 sq. ft)

Second Floor - 78.8 sq. m (848 sq. ft)

Total – 289 sq. m (3,111 sq. ft)

## TERMS

Available by way of a new full repair and insuring lease at a rent of £30,000 per annum.

## RATEABLE VALUE

The rateable value is £15,250 and will rise to £18,250 effective 1 April 2026. This is not the amount you pay. Further details on request.

## VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs..

## EPC

The property is rated E112.



## VIEWING

**All arrangements to view the premises are strictly by prior arrangement with Keppie Massie**

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### **DISCLAIMER - Keppie Massie (KM) give notice that:**

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements. Please see <http://www.keppiemassie.com/CHP>

### **Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

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