

For Sale / To Let

The Old Gun Factory, 20 Watkinson St, Liverpool L1 0BE



Description

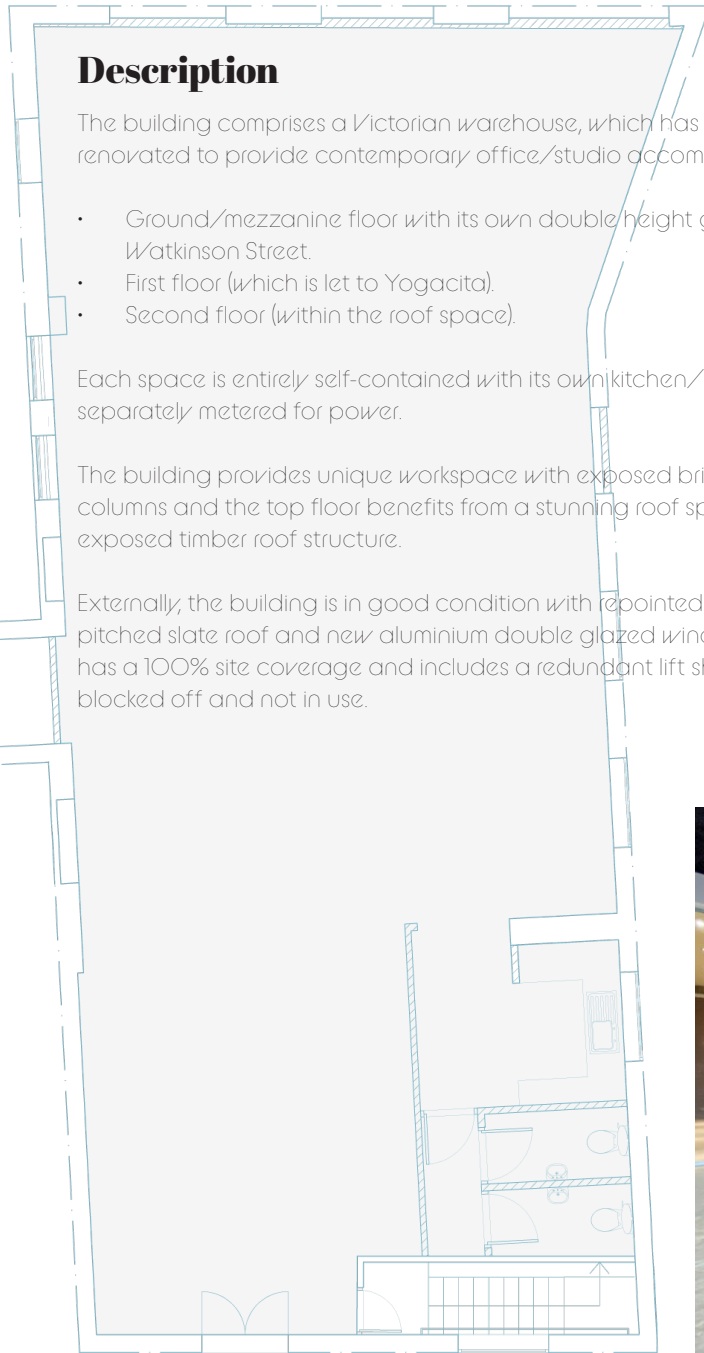
The building comprises a Victorian warehouse, which has been sympathetically renovated to provide contemporary office/studio accommodation over 3 levels:-

- Ground/mezzanine floor with its own double height glazed entrance from Watkinson Street.
- First floor (which is let to Yogacita).
- Second floor (within the roof space).

Each space is entirely self-contained with its own kitchen/WC facilities and is separately metered for power.

The building provides unique workspace with exposed bricks walls, cast iron columns and the top floor benefits from a stunning roof space with the original exposed timber roof structure.

Externally, the building is in good condition with repointed brickwork, a new pitched slate roof and new aluminium double glazed windows. The building has a 100% site coverage and includes a redundant lift shaft, which is currently blocked off and not in use.



Indicative Floor Plan



Ground Floor



Second Floor



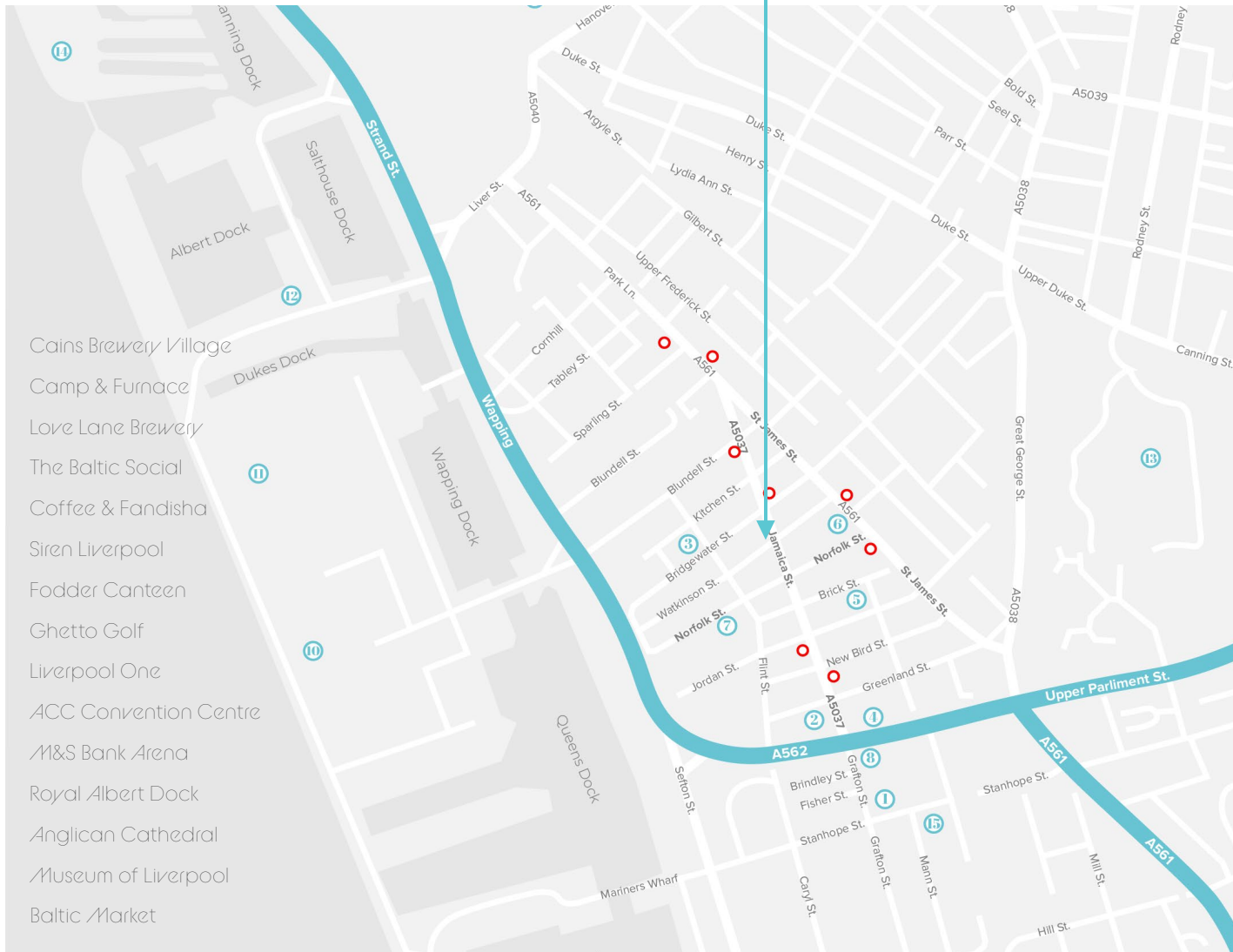
Mezzanine

The Old Gun Factory is situated at the heart of the Baltic Triangle
Liverpool's creative hub and 'one of the coolest locations in the UK!'



Location 20 Watkinson St, Liverpool L1 OBE

- ① Cains Brewery Village
- ② Camp & Furnace
- ③ Love Lane Brewery
- ④ The Baltic Social
- ⑤ Coffee & Fandisha
- ⑥ Siren Liverpool
- ⑦ Fodder Canteen
- ⑧ Ghetto Golf
- ⑨ Liverpool One
- ⑩ ACC Convention Centre
- ⑪ M&S Bank Arena
- ⑫ Royal Albert Dock
- ⑬ Anglican Cathedral
- ⑭ Museum of Liverpool
- ⑮ Baltic Market



The Old Gun Factory is located on Watkinson Street next to Jamaica Street - right at the centre of the Baltic Triangle - with its eclectic mix of art installations, creative businesses and independent café/bars, plus other amenities that make this such a unique and popular location.

Proposal

The property is for sale or to let.

For Sale

The freehold is for sale with the benefit of a Lease on the first floor to Yogacita until 2027. Details on application.

Price: £850,000

To Let

Alternatively the available units are to let on standard full repairing and insuring Leases for a term to be agreed, as follows:-

Ground / Mezzanine

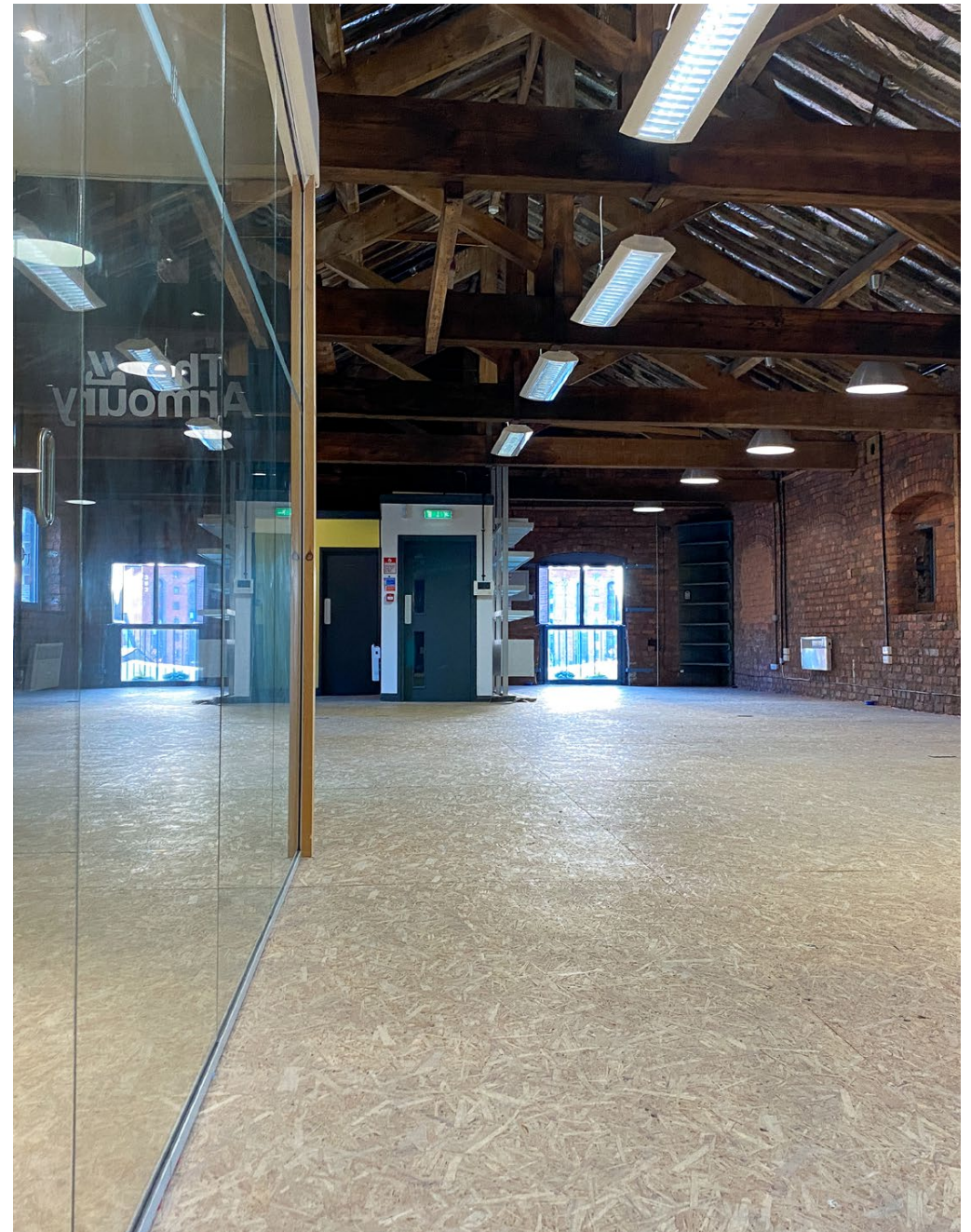
2,252 sq. ft. (209.2 sq. m)

£35,000 per annum exclusive

Second Floor

2,015 sq. ft. (187.2 sq. m)

£25,000 per annum exclusive



**Extremely rare opportunity
to purchase a refurbished
office building right at the
heart of Liverpool's coolest
and most up and coming area.**



EPC

EPC rating of D (85). A copy of the building's EPC is available on request.

Other Costs

Both offices have a Rateable Value below £12,000 so small businesses currently benefit from full relief from business rates.

There are low maintenance costs which are apportioned on a fair and fully transparent basis through a service charge.

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. All floor areas have been calculated from architect's plans on a Net Internal basis but are subject to on site measurement. Design: prolificstudio.co.uk

Further Information

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