

Semmes House

RUMFORD COURT

LIVERPOOL L3 9DG

FOR SALE / TO LET



Welcome to Semmes House

The subject accommodation comprises a three storey mid-terraced property located in a development of period office buildings and has been comprehensively modernised over the last few years.

Providing all of the benefits of a modern office within a picturesque period setting, private access to the ground floor is available from the main entrance lobby fronting onto Rumford Court with a return staircase leading to two upper floor suites.

In addition, a second private access is available off Fazakerley Street enabling the building to be split if required.

Each floor provides predominantly open plan office accommodation which has been recently refurbished to a high standard with new carpeting, perimeter trunking, gas fired central heating, new upvc double glazed windows and LED lighting throughout. WC and kitchen facilities are located on each floor whilst the building also benefits from a fibre optic broadband connection.

Basement storage is available which is separately accessed from Fazakerley Street to the rear.

- RARE FREEHOLD SELF-CONTAINED THREE-STOREY OFFICE BUILDING
- ATTRACTIVE COURTYARD SETTING
- RECENTLY REFURBISHED TO A HIGH STANDARD
- 3,026 SQ FT (281.1 SQ M)
- 1 NO. DEMISED CAR PARKING SPACE

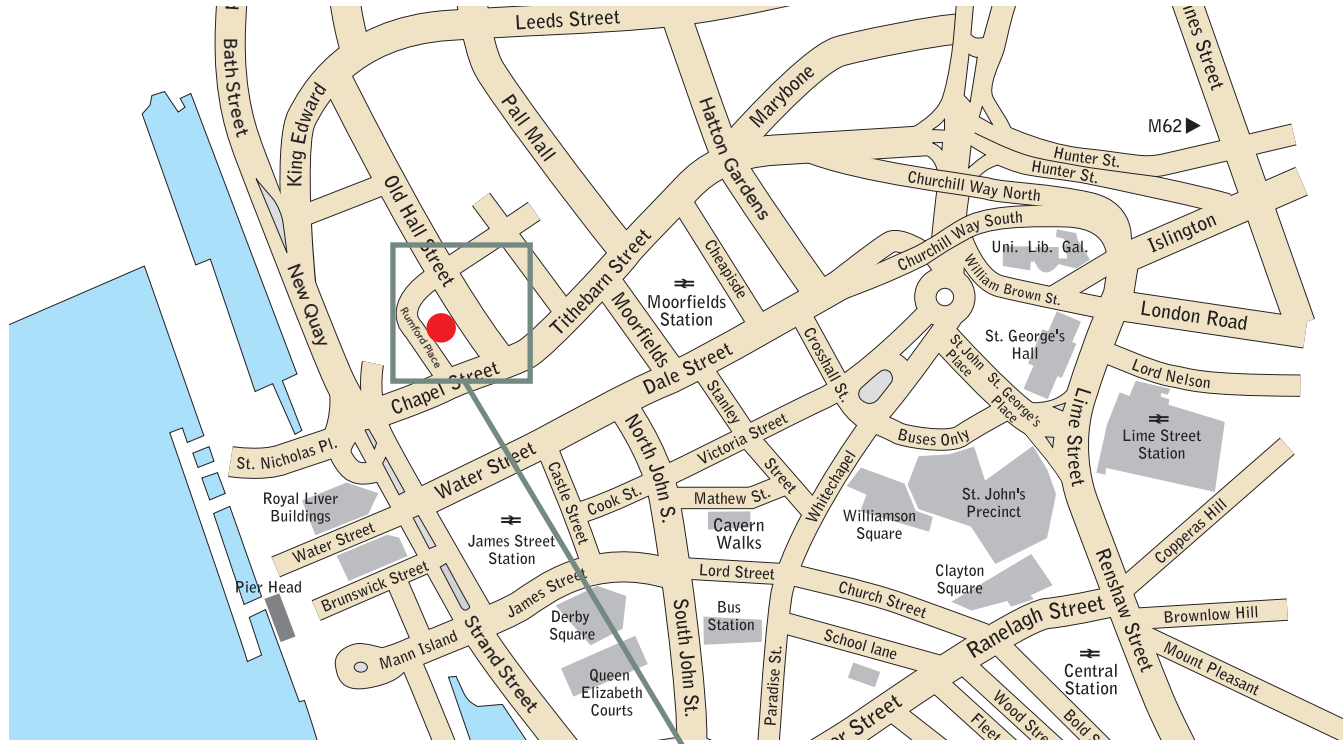


Location

The subject premises are located within Rumford Place which lies directly off Chapel Street within the heart of the Old Hall Street area of Liverpool City Centre.

The premises benefit from excellent public transport facilities lying close to the Old Hall Street entrance to Moorfields Merseyrail station and the local bus system.

Ample car parking is available nearby at New Quay and Richmond House.



Accommodation

From measurements taken on site, we estimate the net internal floor area of the accommodation to be as follows:

| | |
|--------------|---------------------------------|
| Second Floor | 1,140 sq ft (105.9 sq m) |
| First Floor | 1,426 sq ft (132.5 sq m) |
| Ground Floor | 460 sq ft (42.7 sq m) |
| Basement | Not Measured |
| TOTAL | 3,026 sq ft (281.1 sq m) |

Tenure
Freehold.

Estate Charge

A small estate charge is levied in connection with the security of Rumford Court.

Business Rates

The prospective tenant / purchaser should make their own enquiries of the Local Rating Authority.

Legal Costs

Each party will bear their own legal costs incurred in the preparation of legal documentation.

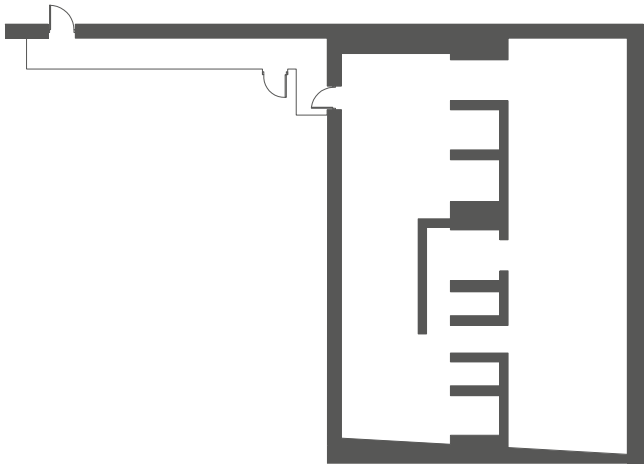
VAT

All prices, outgoings and rental quoted are exclusive of, but may be liable to, VAT.



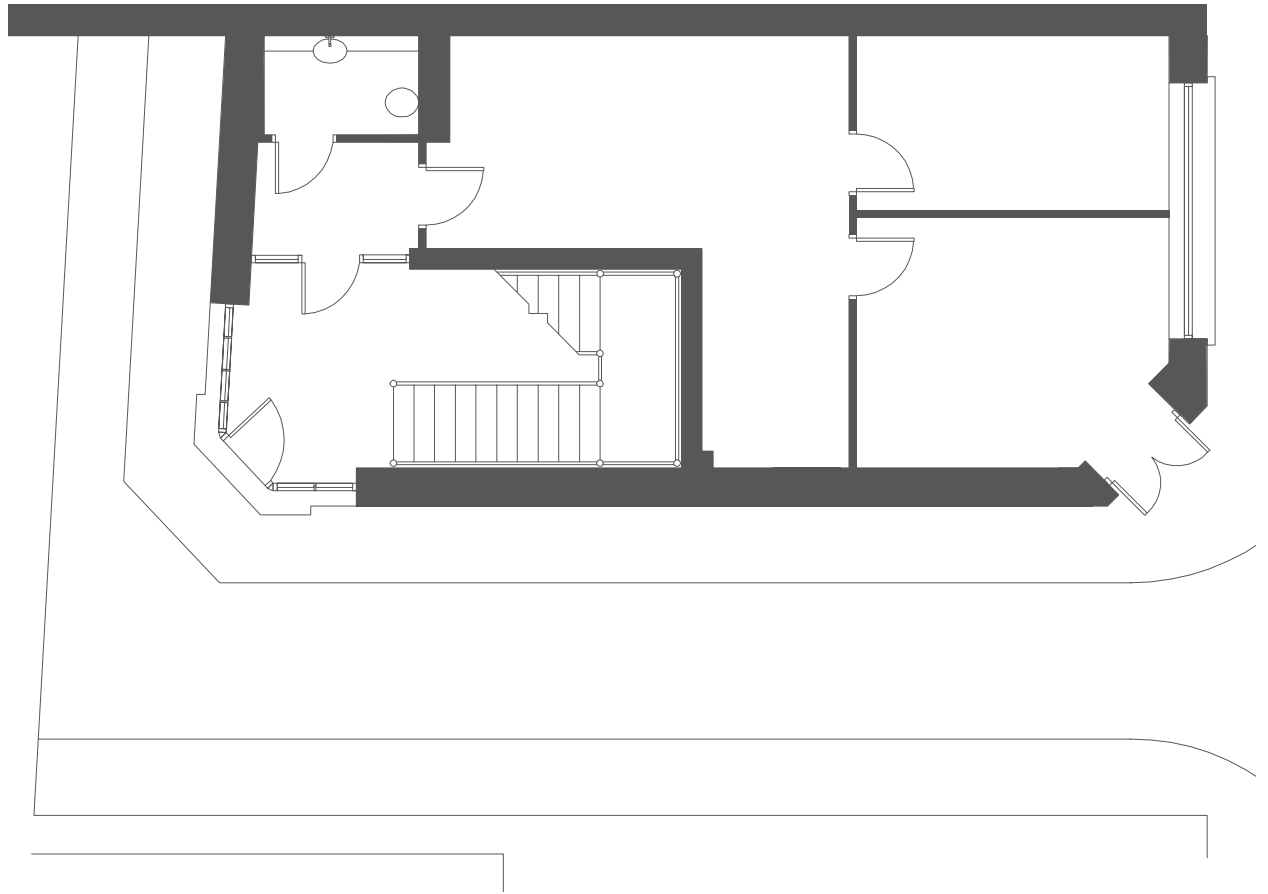
Basement

Not Measured



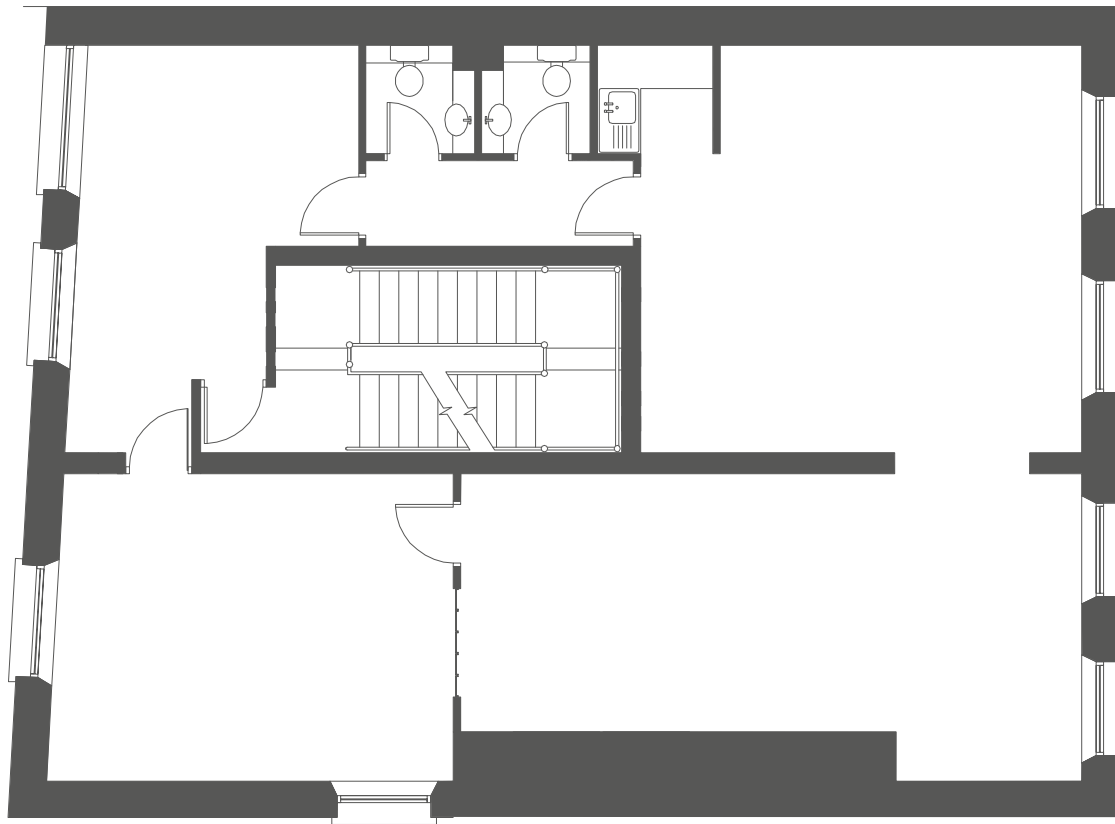
Ground Floor

460 sq ft (42.7 sq m)



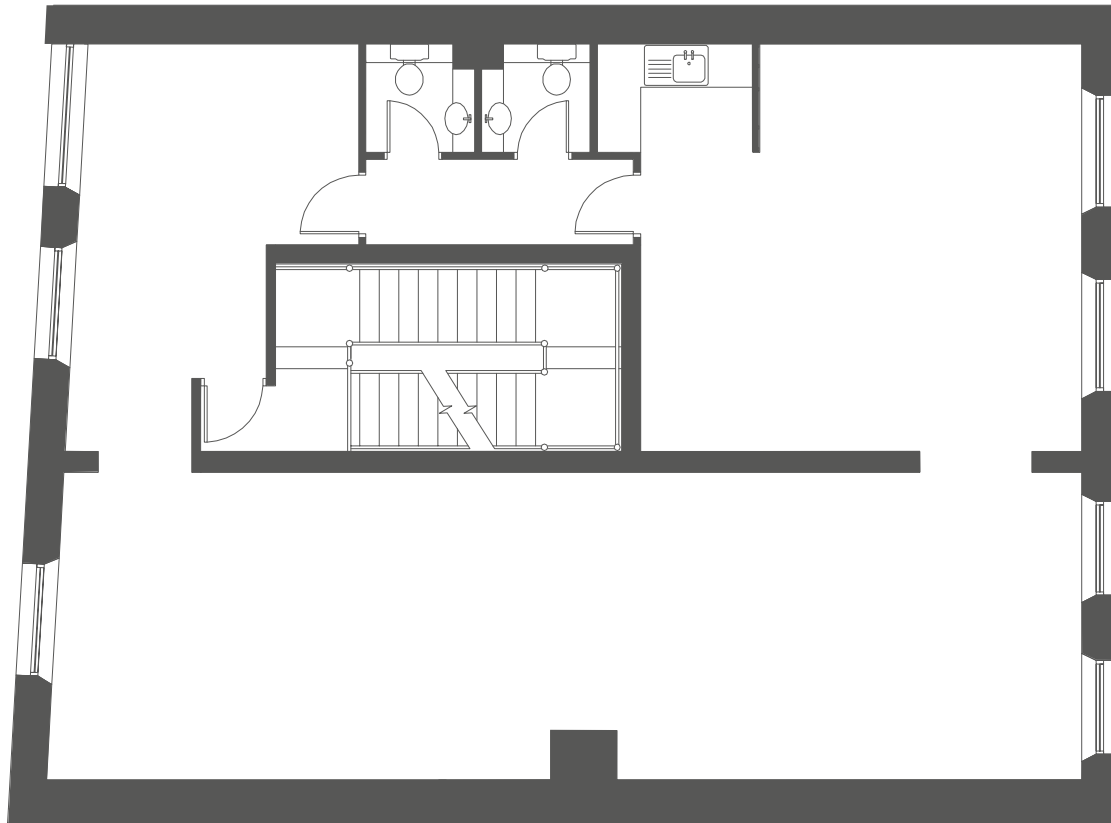
First Floor

1,426 sq ft (132.5 sq m)



Second Floor

1,140 sq ft (105.9 sq m)



Terms

Semmes House is available to let as a whole on new fully repairing and insuring terms or alternatively consideration would be given to the sale of the freehold interest with further details available upon request.

Viewing

Strictly by prior appointment with the sole letting agents Worthington Owen.

FOR FURTHER INFORMATION PLEASE CONTACT:

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