

LIVERPOOL

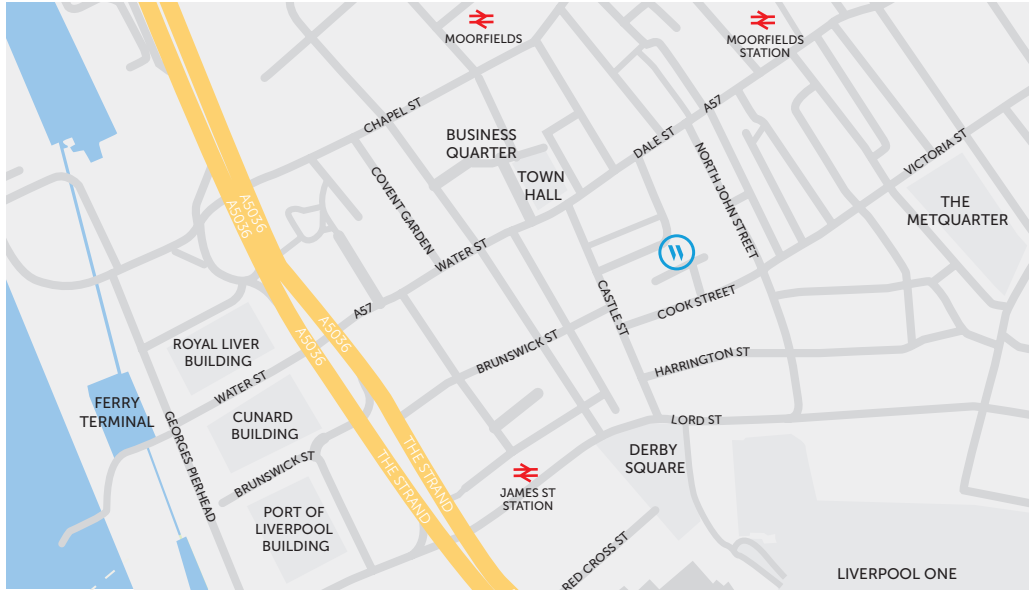
9 UNION COURT, LIVERPOOL L2 4SJ



TO LET

9 UNION COURT
LIVERPOOL L2 4SJ

1503 SQFT



0151 230 1130

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LOCATION

The subject premises are located on Union Court within the heart of the city centre between Castle Street and Cook Street. The area is well served by local bus and rail service with the Merseyrail Stations of James street and Moorfields lying within close vicinity.

- Four storey self contained office within attractive courtyard setting
- 1,503 sq ft (139.6 sq m)
- Own front door with two car parking spaces
- Popular location within heart of the city centre

DESCRIPTION

The premises comprises a period office building with accommodation on ground and three upper levels. Benefiting from an attractive painted brick facade and traditional slate roof access is provided via a private front door facing onto Union Court which in turn leads to a lobby area from where access to the various floors is provided via a return staircase.

Internally, each floor provides predominantly open plan accommodation benefiting from excellent levels of natural light provided via traditional timber frame sash windows. Each floor benefits from carpeting throughout with a mixture of rendered and papered/plastered walls and ceiling mounted fluorescent strip lighting. WC facilities are provided on the ground and third floors with kitchen facilities on the first and second floors.

Two designated parking spaces are located immediately to the front. A full refurbishment of the premises can be undertaken subject to potential tenants specific requirements.

TERMS

The building is available on new full repairing and insuring lease, terms to be agreed with further details available upon request.

ACCOMMODATION

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

ACCOMMODATION	IMPERIAL	METRIC
Ground Floor	504 Sq Ft	46.8 Sq M
First Floor	341 Sq Ft	31.7 Sq M
Second Floor	347 Sq Ft	32.2 Sq M
Third Floor	311 Sq Ft	28.9 Sq M
TOTAL	1,503 Sq Ft	139.6 Sq M

RATES

Rateable Value	£16,250
Rates Payable	£6,613.75

It is the ingoing tenant's own responsibility to make their own enquiries with the local rating authority and to satisfy themselves that the above figures are correct.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs incurred in the progression of legal documentation.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with Worthington Owen.

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Mark Worthington - **07713 884 784**
mark@worthingtonowen.com

SUBJECT TO CONTRACT. Produced June 2018

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