

**FOR SALE  
/TO LET**

**OFFICES**



**SELF CONTAINED PERIOD OFFICE BUILDING**

**11 SEYMOUR TERRACE, SEYMOUR STREET  
LIVERPOOL L3 5PE**

**143.16 M<sup>2</sup> (1,541 SQ FT)**

- **FREEHOLD / LEASE AVAILABLE**
- **GRADE II LISTED**
- **3 DESIGNATED PARKING SPACES**

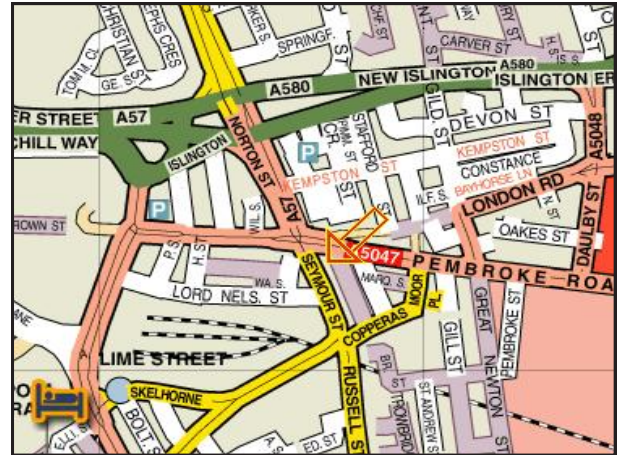
**Edward  
Symmons**

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AUGUST 2010



**LOCATION**

The property is located fronting Seymour Street, approximately 1/2 mile east of Liverpool City Centre, close to the junction of London Road (A5047) and Lime Street Station.

**DESCRIPTION**

The property comprises a Grade II Listed, mid terrace, Georgian office building arranged over basement, ground and two upper floors. It is of traditional brick construction with single glazed sliding sash windows set beneath a pitched slate roof.

Internally the accommodation is arranged as cellular offices with kitchen and w/c facilities. It is decorated with painted plastered walls/ceilings and benefits from laminate and carpeted floors. Lighting is via halogen spot lights and there is a gas fired central heating system although we understand the gas supply has been disconnected.

To the rear there are three designated parking spaces.

**ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice the property provides the following Net Internal Area:

Basement	25.10 m <sup>2</sup>	270 sq ft
Ground	34.73 m <sup>2</sup>	374 sq ft
First	42.61 m <sup>2</sup>	459 sq ft
Second	40.72 m <sup>2</sup>	438 sq ft
<b>Total</b>	<b>143.16 m<sup>2</sup></b>	<b>1,541 sq ft</b>

**BUSINESS RATES**

The property is entered in the 2010 Rating List as:

- 11 Seymour Street - Store and Premises - RV £2,950**
- 1st Floor 11 Seymour Street - Workshop - RV £1,975**

The Small Business Rate multiplier for the year 2010/11 is £0.407.

**TENURE**

We understand the property is held freehold.

A yearly Rent Charge of £1 and Estate Rent Charge of £3,291.92 (2009) is payable to Seymour Terrace (Liverpool) Management Company Limited.

**PRICE/RENT**

Offers are invited for the freehold interest. Price on application. Rent available on application to the retained agents.

**COSTS & VAT**

Each party will be responsible for their own legal and other professional costs incurred in the transaction.

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

**FURTHER INFORMATION**

For further information or to view please contact Richard Kirk or Robert Diggie.

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 robert.diggie@edwardsymmons.com

**5 St Pauls Square, Liverpool L3 9SJ**

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

