

TO LET/MAY SELL
Modern Ground Floor
Commercial Unit
152 sqm (1,638 sq.ft.)

STUDIO 2
61 BURLINGTON ST,
LIVERPOOL, L3 6LG

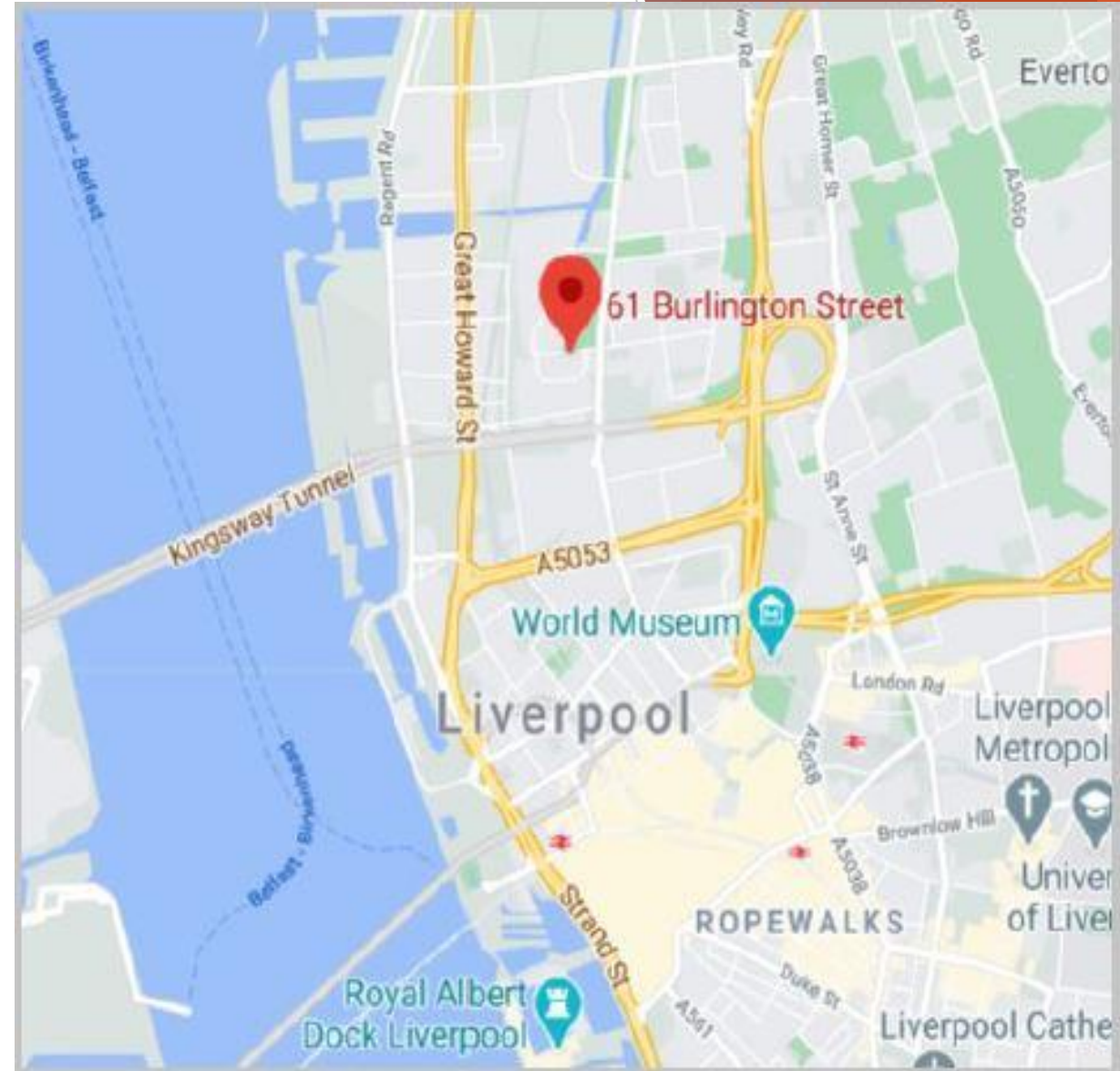




LOCATION

Located on Burlington Street in the Vauxhall suburb of Liverpool, the property is located 1.5 miles outside the city centre which can be reached on foot in 25 minutes.

By road, the M62 is less than 20 minutes drive away giving quick access to Manchester and other regional locations.





DESCRIPTION

Studio 2 is a self-contained commercial unit situated below residential accommodation as part of a small mixed-use commercial parade. The unit has a glass frontage and metal roller shutters. The property has most recently been used as an architect's studio and has the benefit of high quality fitout including meeting room, kitchen, WC's, shower and power/data cabling.

There is a free car park at the front of the property.





ACCOMMODATION

The property provides the following approximate dimensions and areas.

AREA	SQ.FT.	SQ.M.
Ground Floor	1,638 sq.ft.	152 sq.m.



EPC

Full certificate available on request.

RATEABLE VALUE

The purchaser will be responsible for the payment of business rates.

RENTAL/PRICE

Terms available on request.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VAT

The property is elected for VAT. Therefore VAT will be payable on the purchase price

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.



CONTACT/VIEWING

For any further information please contact joint agents Hitchcock Wright & Partners/Edwards & Co.

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