

# FOR SALE

**LegatOwen**  
CHARTERED SURVEYORS  
**01270 621001**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



**16 Hurricane Court, Estuary Boulevard, Speke,  
Liverpool. L24 8RL**

AS AN INVESTMENT  
(subject to an existing  
lease)  
OR  
WITH VACANT POSSESSION

**5,205 Sq Ft  
(483.54 Sq M)**



## DESCRIPTION

A detached office building over two floors extending to a useable area of 5,205 sq ft. The property was constructed circa 2005 and provides open plan office accommodation with meeting room, break out area and kitchen.

22 car spaces with ability to double park in front of the property.

Air conditioned, raised floor, passenger lift, IT Cabling, High speed broadband available.

Hurricane Court is a development of 20 offices buildings with occupiers including Forster Dean Architects, City Surveys and Media Engineering.

## LOCATION

Located just off Estuary Boulevard in an established commercial location close to A561 and Liverpool John Lennon Airport

## ACCOMMODATION

Ground Floor: 2,511 sq ft  
First Floor: 2,694 sq ft  
**TOTAL: 5,205 sq ft**

## ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of C-57

## TERMS

The premises are for sale on a long lease to March 2956 with the benefit of an existing occupational lease (details as below) Alternatively the premises can be sold with vacant possession

## OCCUPATIONAL LEASE

A lease dated 11 April 2016 granted to County Insurance Consultants Limited (Company Registration Number: 04787941) on a full repairing and insuring basis for a term expiring 30 October 2024 at an annual rent of £48,000 per annum plus VAT

## COVENANT INFORMATION

The parent company to County Insurance Consultants Limited is The County Group which was established in 2003 and is one of the largest regional insurance brokers in the UK, it controlling in excess of £100m of premium. It was bought by Global Risk Partners in 2018 who are the second largest privately owned brokerage in the UK controlling in excess of £800m in premium. County Insurance Consultants Limited has an Experian rating of 89 out of 100

## PRICE

The premises are available at an asking price of £595,000. As an investment this would reflect a net initial yield of 7.68% after deducting purchasers costs at 5.04%

## SERVICE CHARGE

The Estate charge budget to 24 December 2021 is £1,242 plus VAT

## BUSINESS RATES

We are advised that the premises has a Rateable Value of £55,000

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

VAT is payable at the standard rate, but it is assumed that the transaction could be dealt with as a TOGC

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

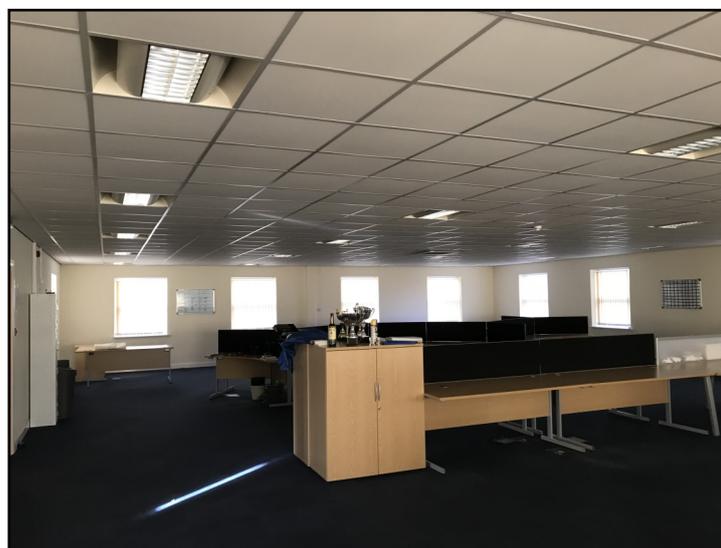
## PLANS/PHOTOGRAPHS

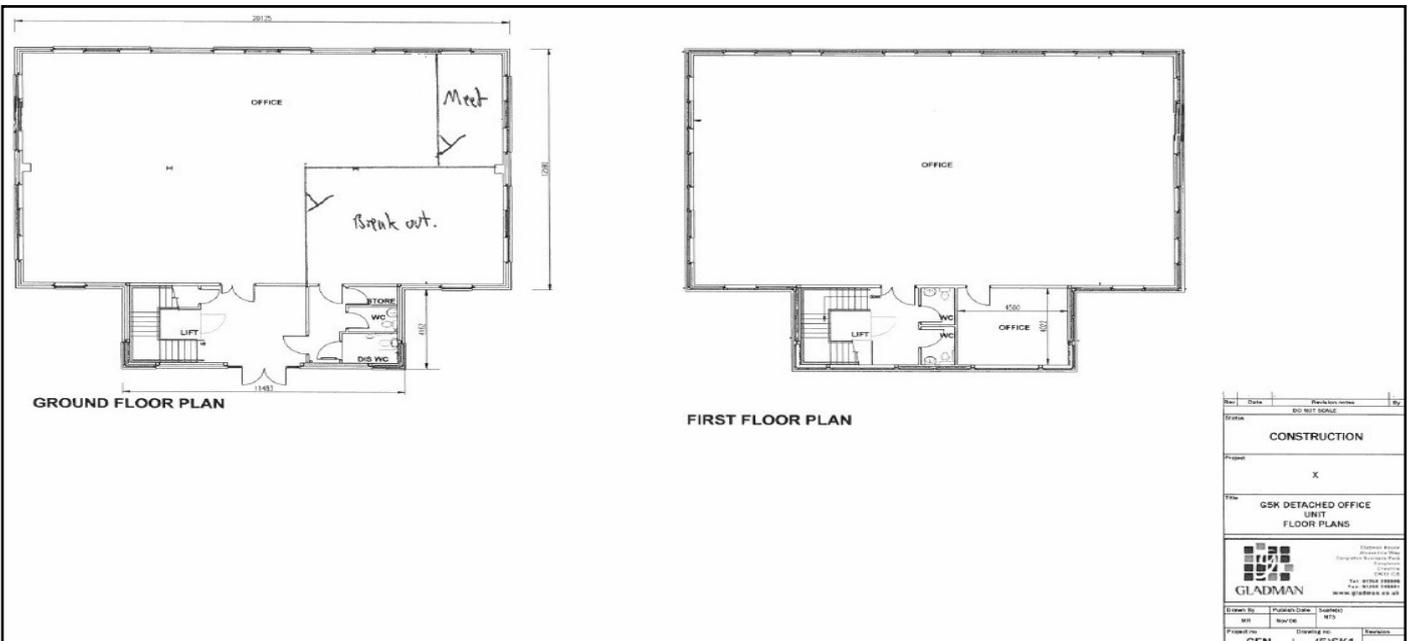
Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

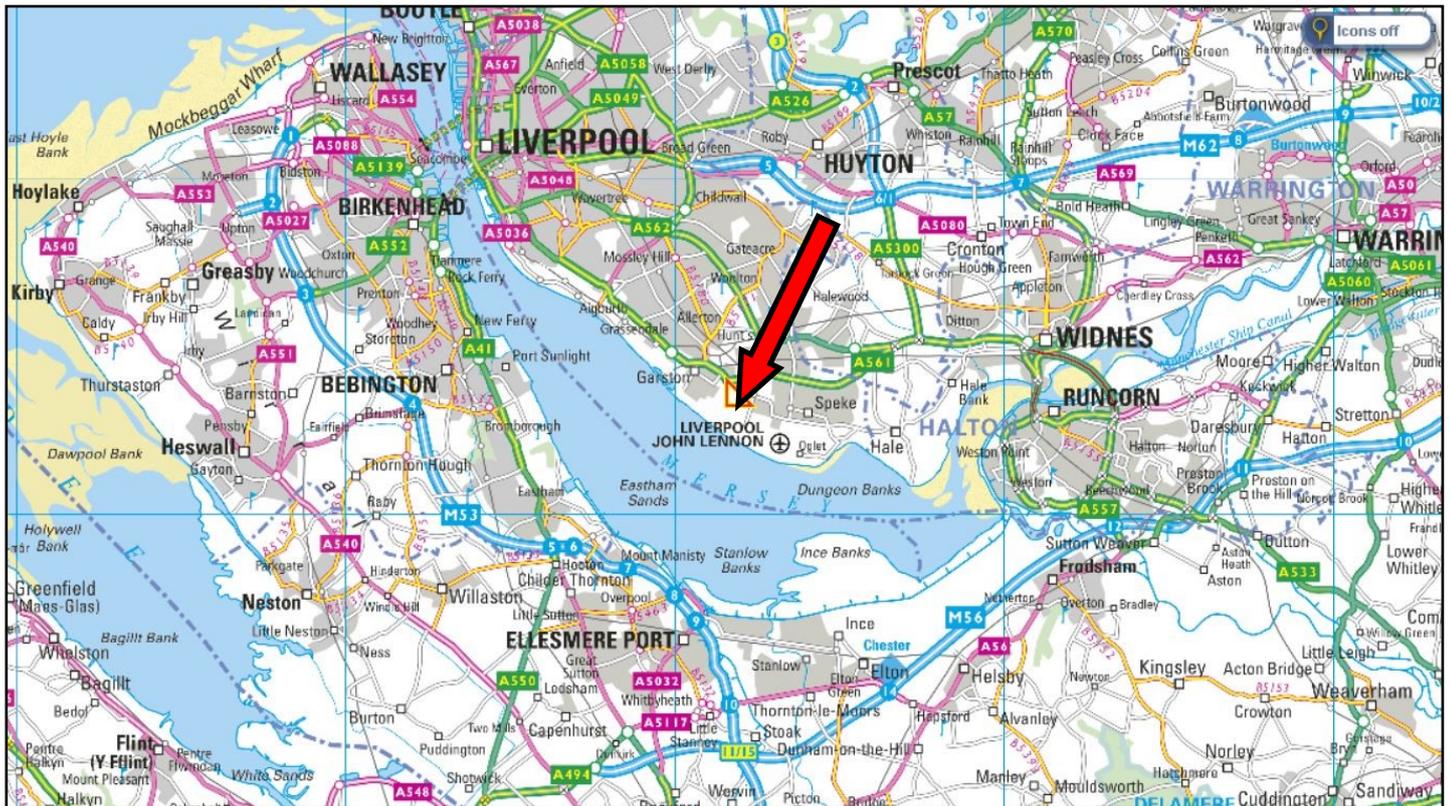
## VIEWING

By prior appointment through the sole agent, Legat Owen:

Contact: Andy Butler or Will Sadler  
Telephone: 01270 621001 or 01244 408 200  
Email: andybutler@legatowen.co.uk  
Email: willsadler@legatowen.co.uk







MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. November 2020