

On behalf of Edward Dry and Mark Swiers of Sanderson Weatherall LLP
Joint Fixed Charge Receivers

FOR SALE COMMERCIAL UNIT AND THREE APARTMENTS



21 TEMPLE STREET LIVERPOOL L2 5RH

- Mixed commercial and residential property.
- Commercial accommodation arranged over ground and lower ground floors totalling 112.71 sq m (1,213 sq ft).
- Residential accommodation comprises two studio flats and a two bed flat arranged over first and second floors totalling 153.05 sq m (1,647 sq ft).
- Located within the central office core of Liverpool city centre.
- Commercial accommodation suitable for a variety of uses.

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LEEDS LONDON NEWCASTLE MANCHESTER TEESIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over

DESCRIPTION

The property provides commercial accommodation to the ground floor and basement, two studio flats to the first floor and a two bed flat to the second floor. The commercial and residential accommodation are accessed via separate entrances from Temple Street.

The ground floor is mainly open plan and the basement is modular to include an office, meeting room, WC facilities and storage rooms.

The studio flats are open plan and include fitted kitchens and bathrooms. The two bedroom flat incorporates a combined living room and kitchen, bathroom and two private balconies. One of the studio flats could be converted into a one bedroom flat with non structural alterations.

LOCATION

The property is located within the central office core of Liverpool city centre. It fronts Temple Street, which comprises a narrow side street linking Victoria Street to Dale Street (A57). Occupiers in the immediate locality comprise a combination of office, retail, leisure and residential users.

Liverpool has excellent road and rail communication links having direct access to the M62 Motorway and the National Motorway Network beyond. It has an extensive local rail infrastructure accessed via Moorfields Railway Station located less than 200m from the property and Liverpool Lime Street Railway Station provides services throughout the north of England and to London direct.

TENURE

We understand the property is held freehold under Title Number MS272743.



Misrepresentation Act 1967:

Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

1 These particulars do not constitute any part of an offer or contract.

2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.

3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

Property Misdescriptions Act 1991

Every reasonable effort has been made by Sanderson Weatherall LLP to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP

Registered In England company number OC 344 770.
Registered Office 25 Wellington Street Leeds LS1 4WG.



GUIDE PRICE

Offers are invited.

ACCOMMODATION

Description	m ²	sq ft
Ground Floor Commercial	68.00	732
Basement Commercial	44.71	481
Sub Total	112.71	1,213
Flat 1 (Studio)	48.94	527
Flat 2 (Studio)	31.79	342
Flat 3 (Two Bed)	72.32	778
Sub Total	153.05	1,647
Total	265.76	2,860

RATING ASSESSMENT

The property is assessed in the 2005 rating list as Offices and Premises at £4,100.

The property is provisionally assessed in the 2010 rating list as Offices and Premises at £7,600.

COUNCIL TAX ASSESSMENT

The flats are each assessed in Band A. The Council Tax payable for the year 2009/2010 for a Band A property is £1,007.

VIEWING

Strictly by appointment only with Ian Whittaker or John Goodchild of Sanderson Weatherall LLP:-

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