

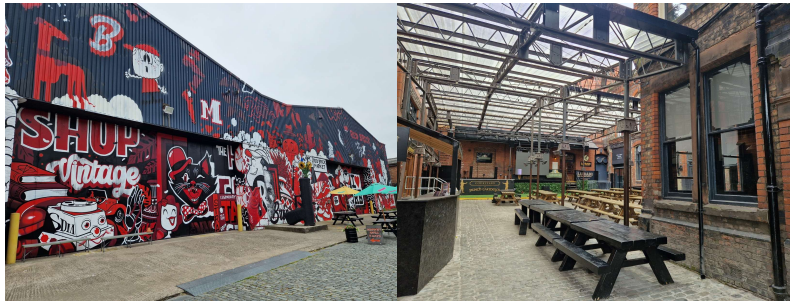
TO LET

Character Property Within
the Baltic Triangle / Cains
Brewery Village area of
Liverpool
Suitable for a Variety of Uses
(STP)

4,471 SQ.FT. (415.3 SQ.M.)

**6 STANHOPE STREET,
LIVERPOOL,
L8 5RF**



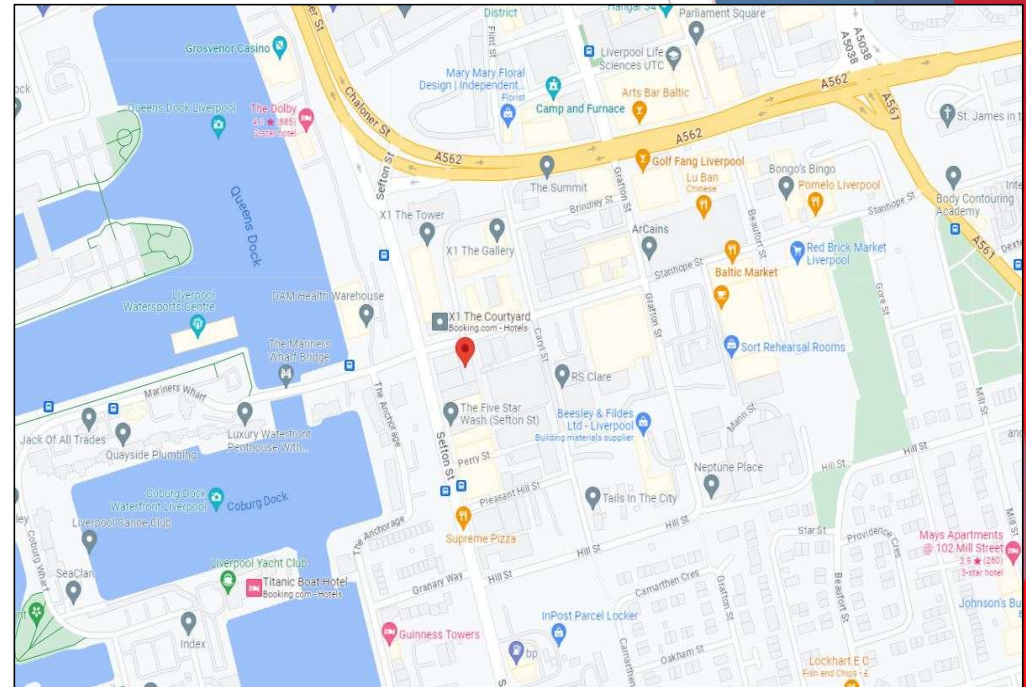


LOCATION

The property is located within the Cains Brewery Village / Baltic Triangle area of Liverpool City Centre, in close proximity to the Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

The area has undergone a radical regeneration over the past decade, driven by the Creative Industries sector, which has resulted in the eclectic mix of occupiers and uses evidenced as at today's date. Adjacent occupiers include H1780 Tap & Still Brewery, the Baltic Bakehouse and Eyre & Ellison, whilst within the wider vicinity Baltic Creative, Camp & Furnace, McDonalds and KFC are in occupation.

There are a number of commercial, residential, student and hotel developments either under construction or constructed within the immediate vicinity of the subject site.



DESCRIPTION

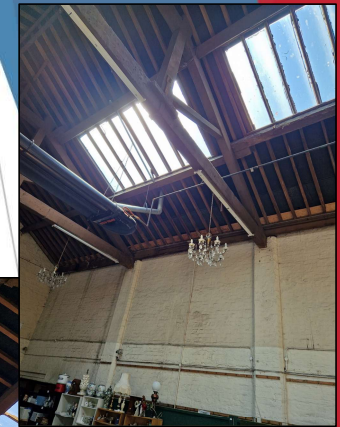
The property comprises a semi detached late 19th century warehouse incorporating a mezzanine to the front elevation. The main building is rendered brick elevations with a single door access directly off the Stanhope Street thoroughfare. Internally the ground floor is basically rectangular in shape with a WC to the rear and a single staircase leading to mezzanine level offices. The accommodation has an attractive open timber truss roof structure with sky lights.

Features include the following:

- 3.6m high manual roller shutter loading
- 5.5m clear height
- Concrete floor
- Gas fired Optima “Ambirad” heating system

FLOOR AREAS (GIA)

Ground floor:	3,591 sq.ft.	(333.6 sq.m.)
Mezzanine:	<u>880 sq.ft.</u>	<u>(81.7 sq.m.)</u>
Total GIA:	4,471 sq.ft.	(415.3 sq.m.)



RENT

Upon application.

EPC

Available upon 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.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the conveyance and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.



CONTACT/VIEWING

For any further information please contact the sole agents
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Hitchcock Wright
& Partners
CHARTERED SURVEYORS