

LOT  
**49**

**Premises and Land at Rose Place, St Anne Street, Liverpool L3 3BN**

**RETAIL INVESTMENT**

Guide price **£90,000+**



**A vacant warehouse with two storey office accommodation extending to 20,725sq ft (1,925.4m<sup>2</sup>). In addition there is a secured yard/car park on the opposite side of Rose Place, secured by pallasade fencing and boundary walls 1,016 sq yards (0.21 acres). The advertising hoardings are let currently producing £3,500 per annum (details below).**

**Situated**

The subject premises are situated fronting Rose Place close to its junction with St Anne Street which comprises one of the main arterial routes leading into Liverpool city centre which lies within approximately 2 miles to the south. In addition, the premises links with the A59 which provides access to North Liverpool and the Switch Island Junctions of the M57 and M58 Motorways. The premises lies within the boundaries of the Project Jennifer Regeneration Scheme which includes a proposal for a new superstore and retail park.

**Accommodation**

The warehouse accommodation comprises the following: Bay No.1 which fronts St Anne Street, has been converted to provide a mixture of workshop/warehouse and two storey office accommodation with kitchen and WC facilities provided. The southern section of Bay No.1 fronting Rose Place has been retained to provide adjoining warehouse accommodation, with access provided via several steel roller shutter doors. The offices are accessed to the western elevation overlooking St Anne Street via an enclosed secured car parking area accommodating approximately 18 vehicles.

Bay No.2 comprises standard warehouse accommodation, accessed via several steel roller shutter doors fronting Rose Place with an interlinking pedestrian door providing access to Bay No.1. An additional secured yard/car parking area is located on the opposing side of Rose Place secured via palisade fencing and boundary walls.

**Tenure**

The warehouse is held by way of a long lease for 99 years with effect from 31st October 1947 at a peppercorn ground rent. The additional enclosed yard is held on a separate freehold title.

**Joint Auctioneer**



Not to scale. For identification purposes only

ACCOMMODATION			
Bay No 1	Ground Floor warehouse & office	877.18m <sup>2</sup>	(9,442sq ft)
First Floor	Mezzanine Offices	178.00m <sup>2</sup>	(1,916sq ft)
Bay No.2	Ground Floor Warehouse	870.22m <sup>2</sup>	(9,367sq ft)
Total GIA		1,925.4m <sup>2</sup>	(20,725sq ft)
Enclosed yard 1.016 sq yds (0.21 acres)			

PRESENT LESSEE	LOCATION	LEASE TERMS	CURRENT RENT
Clear Channel UK Limited	Advertising Hoarding, Rose Place/ St Anne Street	3 years from 1st June 2009	£3,500pa
<b>Current rent reserved</b>			<b>£3,500pa</b>