

# FOR SALE

90 Rose Place (and Adjoining Buildings),  
Liverpool, L3 3BN

Rare Edge of City Industrial Opportunity

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- ❖ Ready to occupy workshops and ancillary accommodation
- ❖ Suitable for variety of warehouse users
- ❖ Up and coming area
- ❖ Potential for future residential redevelopment STP
- ❖ 3 Phase Power
- ❖ Modern Roof in part



## LOCATION

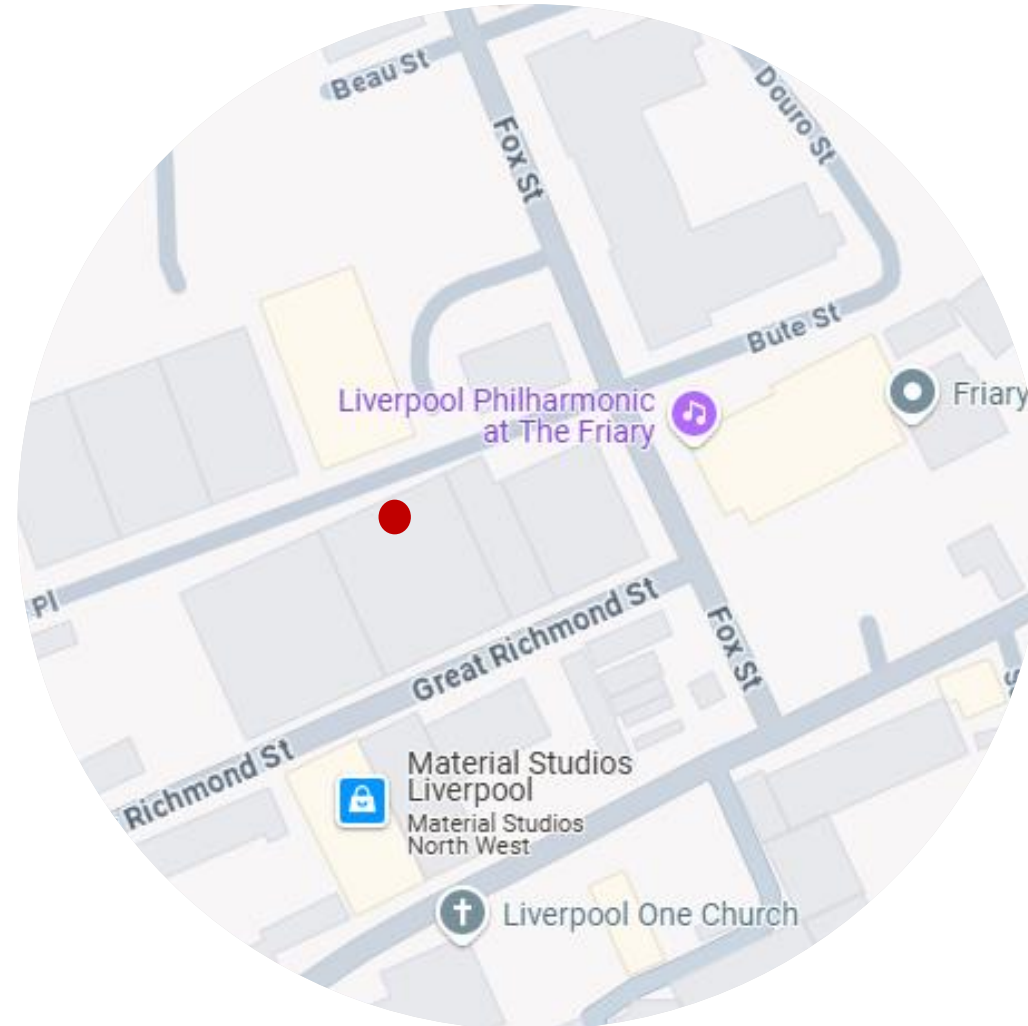
The subject premises is located on Rose Place, backing onto Great Richmond Street. Rose Place intersects with St Anne Street (B186) approximately 0.7 miles to the north of Liverpool Lime Street Railway Station and Liverpool City Centre. It is a main arterial link into the city, with associated public transport including a circular bus route.

The surrounding area is a mixture of commercial, industrial and residential use. Several residential schemes have been developed in the area over the last few years.

## DESCRIPTION

The property is currently occupied by a bespoke specialist joinery company. It is offered with vacant possession (subject to an agreed exit timeframe) and would suit a variety of uses.

The property consists of 3 separate bays. Consideration will be given to selling individually subject to terms agreed with initially the right warehouse being offered. Alternatively, consideration will be given for the whole subject to terms and agreed timeframes to vacate.



### Left Machine Workshop

A single bay workshop with ramp full height loading door accessed from Rose Place. It benefits from 3 phase electricity supply, strip luminescent downlights, concrete floor and modern steel profile clad roofing on a steel truss structure. There is a wood burning incinerator used to heat the accommodation. There is access through into 'Richmond House'. If split additional amenities would require installing.

### Richmond House

A two-storey warehouse with offices and reception under its original roof. Offices and ancillary accommodation located to the front and upper floors with workshop/spray booth and rear stair access behind. Accommodation includes WC's, managers office, breakout space, staff rooms and a variety of other rooms could be created at first floor level (currently in a partially developed state). There is the opportunity to reconfigure and add value through repurposing of individual spaces. To the rear of the premises is a small warehouse which is held under separate ownership.

Within the warehouse there is a roller shutter, WC's, luminescent strip downlights, separate paint booth area and wooden double width access doors to the rear.

### Right Warehouse

A single bay workshop with full height level access loading door accessed from Rose Place benefitting from 3 phase electricity supply, strip luminescent downlights, concrete floor and modern steel profile clad roofing on a steel truss structure. There is also additional roller shutter access to the rear from Great Richmond Street.



The space has been split by timber partitions both to the rear access bay and the front which also has additional amenity of mezzanine, office, kitchen/breakout and WC. There is also side access through into 'Richmond House'. If split additional amenities would be required including own water supply (currently fed from Richmond House).

### ACCOMMODATION

Left machine/Workshop – 411.74 sq. m (4,432 sq. ft)

Richmond House – 772.67 sq. m (8,317 sq. ft)

Right Warehouse – 368.73 sq. m (3,969 sq. ft)

### TERMS

The property is available long leasehold for a term of 999 years. Further information available upon request.

### RATEABLE VALUE

The property has split assessments and interested parties should rely on their own enquiries.

### PRICE

Left machine/workshop – £340,000.

Richmond House – £300,000.

Right Warehouse - £360,000.

### VAT

All prices, outgoings and rentals quoted are exclusive of VAT but may be liable at prevailing rate. Further information on request.







## VIEWING

**All arrangements to view the premises are strictly by prior arrangement with Keppie Massie**

**commercial@keppiemassie.com**  
**Tel: 0151 255 0755**

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### **Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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