

# LIVERPOOL – L2 4TA

BANK OF ENGLAND BUILDING, 31 CASTLE STREET

FOR SALE/TO LET



- **GRADE I LISTED BUILDING**
- **23,111 SQ FT (2,147 SQ M)**
- **FORMER BANKING HALL WITH BASEMENT, THREE UPPER FLOORS & COVERED REAR YARD**
- **PROMINENT POSITION ON CASTLE STREET WITHIN THE HEART OF THE LIVERPOOL CBD**

## LOCATION

The Old Bank of England is prominently situated on an island site bounded by Castle Street, Cook Street and Union Court – midway between the Town Hall and Queen Elizabeth II Law Courts. The building is within a couple of minutes walk of Grosvenor's Liverpool One Scheme, James Street Merseyrail Station and numerous hotels.

An eclectic mix of coffee shops, restaurants and bars are available within the immediate vicinity to ensure staff and visitors are well catered for throughout the day.

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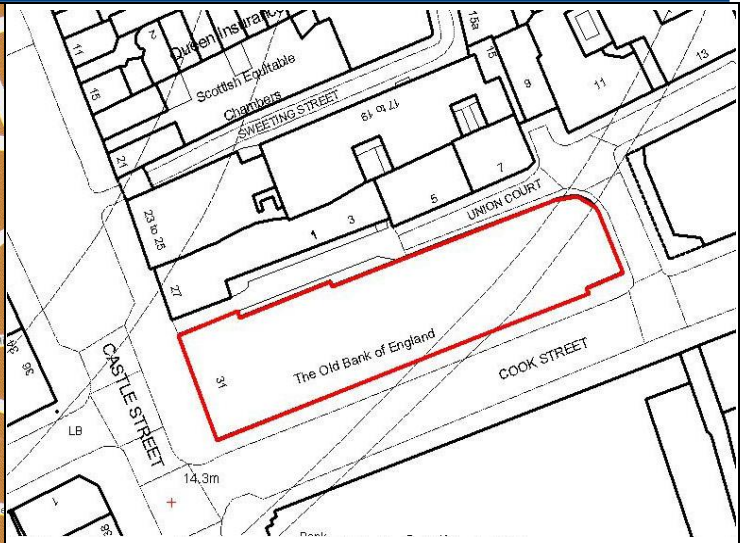
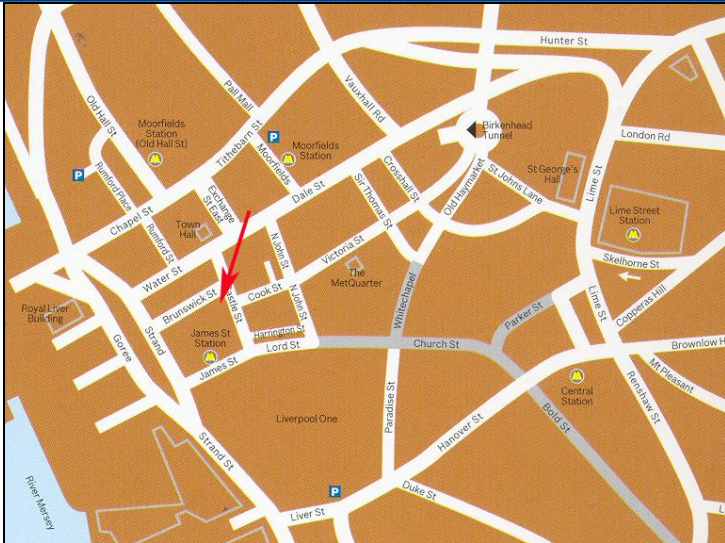
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### FOR SALE/TO LET



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#### DESCRIPTION

31 Castle Street is a genuine landmark of impressive neo-classical design situated at the very heart of Liverpool's established commercial/professional core comprising ground floor former banking hall with three upper floors together with ground floor delivery/holding depot.

The principal entrance of this Grade I Listed Building is from Castle Street which leads directly into the light and airy former banking hall, where ornate ceiling embellishments and columns have been beautifully restored making this one of the most desirable work spaces in the city.

Throughout, the building provides bright, open-plan office space which has been refurbished to a high standard.

#### ACCOMMODATION

From measurements taken on site, we calculate the net internal floor area of the accommodation to be:

ACCOMMODATION	METRIC	IMPERIAL
Basement	668.9 sq m	7,200 sq ft
Ground Floor	544.4 sq m	5,860 sq ft
First Floor	303.6 sq m	3,268 sq ft
Second Floor	314.5 sq m	3,385 sq ft
Third Floor	315.6 sq m	3,398 sq ft
<b>TOTAL</b>	<b>2,147 sq m</b>	<b>23,111 sq ft</b>

The premises also benefit from an external covered yard extending in total to 4,500 sq ft (420 sq m).

#### TERMS

The premises are available either For Sale or To Let by way of a new lease on terms to be agreed with further details available upon request.

#### EPC

An EPC has been commissioned and is available upon request from Mason Owen's Liverpool office.

#### RATES

From information obtained from our own in-house rating database together we understand the premises are assessed as follows:-

Rateable Value	£219,000
Rates Payable for 2012/2013	£100,302

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

#### LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs incurred in the progression of legal documentation.

#### VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

**Andrew Owen - 0151 242 3120**

**Paul Thorne – 0151 242 3152**

**Email – [andrew.owen@masonowen.com](mailto:andrew.owen@masonowen.com)**

**Email - [paul.thorne@masonowen.com](mailto:paul.thorne@masonowen.com)**

**SUBJECT TO CONTRACT**

**Produced March 2012**

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# LIVERPOOL

## BANK OF ENGLAND BUILDING, 31 CASTLE STREET

### Energy Performance Certificate

Non-Domestic Building



The Old Bank of England  
31 Castle Street  
LIVERPOOL  
L2 4TA

Certificate Reference Number:  
0880-0632-3569-7806-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ **100** This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2775  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 58.19

### Benchmarks

Buildings similar to this one could have rating as follows:

**31** If newly built

**83** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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