

## TO LET

36 Slater Street, Liverpool, L1  
4BX

- Grade II Listed Building
- Close to Liverpool One within The Ropewalks Area
- Office Accommodation
- Enclosed Rear Car Parking with 3/4 Spaces/Courtyard

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### Location

The property is situated on Slater Street, within the Ropewalks area of the city. Slater Street is just south of Liverpool One and within close proximity to Bold Street, a well established retail location. The immediate area provides a mix of residential, office and restaurant / bar occupiers in an area increasingly renowned as Liverpool's cultural quarter.

### The Property

The premises consist of a three storey Georgian style terraced building with office accommodation arranged over ground, first and second floors with basement storage. The accommodation comprises a number of well proportioned office suites together with kitchen and toilet facilities and basement storage. The premises also benefits from a enclosed rear yard area which provides parking for approximately 3-4 cars. Internally the property benefits from carpet floor covering throughout, pendant lights, gas central heating with the front and side elevations consisting of timber framed, single glazed sash windows with the rear benefiting from PVCu double glazing.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Basement: 69.4 sq.m (747 sq.ft)  
Ground Floor: 80.3 sq.m (865 sq.ft)  
First Floor: 88.7 sq.m (955 sq.ft)  
Second Floor: 80.2 sq.m (864 sq.ft)  
Rear Yard: Not Measured

Total Area: 318.6 sq.m (3,431 sq.ft)

### Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease for a term to be agreed.

### EPC

The Energy Performance Asset Rating is Band E117. A full copy of the EPC is available upon request.

### Rates

We understand through internet enquiries that the property has a rateable value of £22,750.

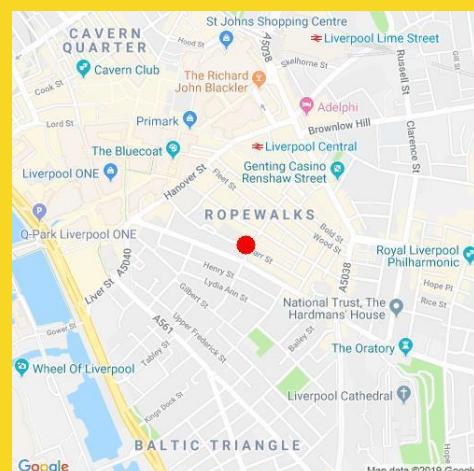
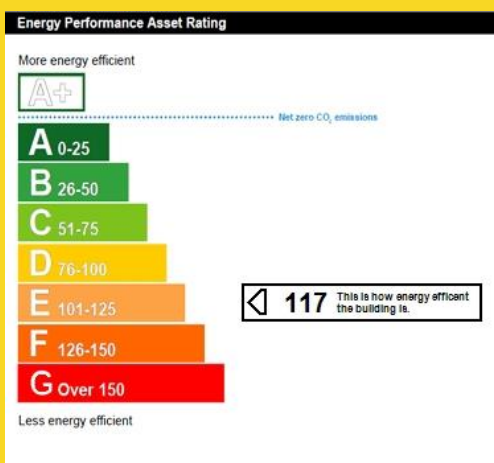
The Uniform Business Rate for 2018/19 is 48.0p (or 49.3p above £18,000). Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

### Rent

£35,000 per annum.

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))



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