

**AVISON
YOUNG**

To Let (May Sell)

19 Back Canning
Street
Liverpool
L8 7PB



A unique opportunity in the heart of the Georgian Quarter. Suitable for a variety of Uses, Day Nursery, Health & Wellness/ Medical Office HQ, Educational/Training Facility and Bar/Restaurant (STP)

Office building to let

Back Canning Street



Location and Description

The property comprises an original Georgian townhouse which has been extended and modernised in recent times and is set around an enclosed mature landscaped garden. The mature trees and shrubs are set around an ornamental pond with outbuildings and a summerhouse.

The property is a principal approach from the Western end of Back Canning Street close to its junction with Hope Street and the heart of the Georgian Quarter. The area boasts the two cathedrals, the cobbled streets, impressive Georgian Townhouses, traditional pubs and beautiful restaurants and the cultural venues make the Georgian Quarter one of the most beautiful parts of the city from both as a location for business and leisure.

Accommodation

The property is arranged over two floors, set around an idyllic landscaped garden with mature trees and shrubs.

The property comprises a series of classrooms with open terrace overlooking the garden area. Features include:

- Passenger lift
- Gas fired central heating
- Separate Astro football pitch / recreational facility
- 4 onsite car parking spaces
- Ofsted Accreditation / Certified

Floor Area

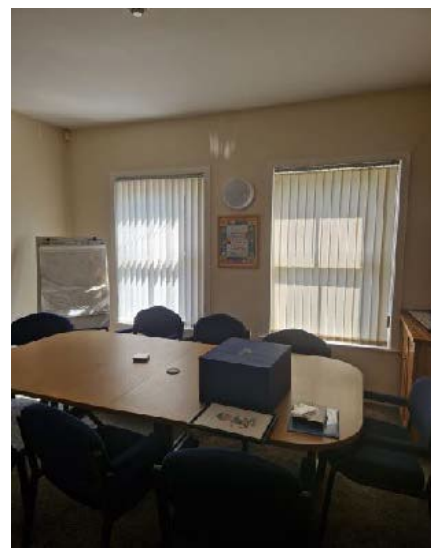
8,536 sq. ft (793.01 sq.m) G.I.A

Use

The building is currently used as a private school / charitable facility and has an F1 (a) planning provision within The Town & Country planning (use classes) order 1987 (as amended).

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Rental

Upon Application

Lease Terms

The accommodation is available by way of a new Fully repairing and insuring lease for a term of years to be agreed

EPC

Available upon request

VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT

Anti-money Laundering

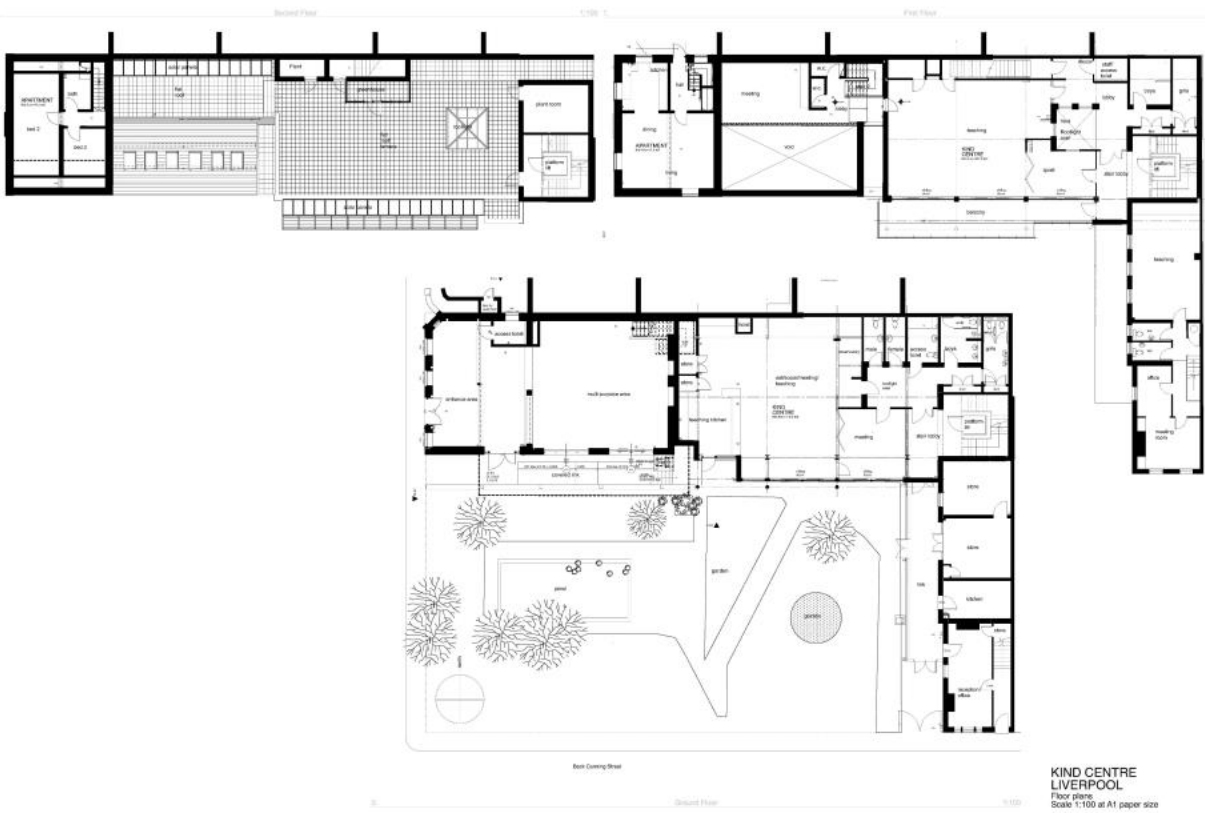
In accordance with anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and recent utility bill.

Legal Costs

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

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For more information and viewings please contact:

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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