



**Heron House**  
Hougoumont Avenue Waterloo  
Liverpool L22 0LL

**for sale/to let**

Office Building with Redevelopment Potential  
**15,000 sq ft (1,395 sq m) plus 30 car spaces**



**LOCATION**

The property is in Waterloo, a suburban coastal suburb of Liverpool approximately seven miles north of Liverpool City Centre

The building is located in a busy roadside location on the main A565 Crosby Road South near to its junction with South Road.

**DESCRIPTION**

The property comprises a five storey office building with car parking for up to 29 cars. The building currently provides modern office facilities but the building offers an opportunity to redevelop the property for alternative uses including residential subject to planning.

**RENT**

Attractive asking rent of just £7.00 per sq ft for the entire building.

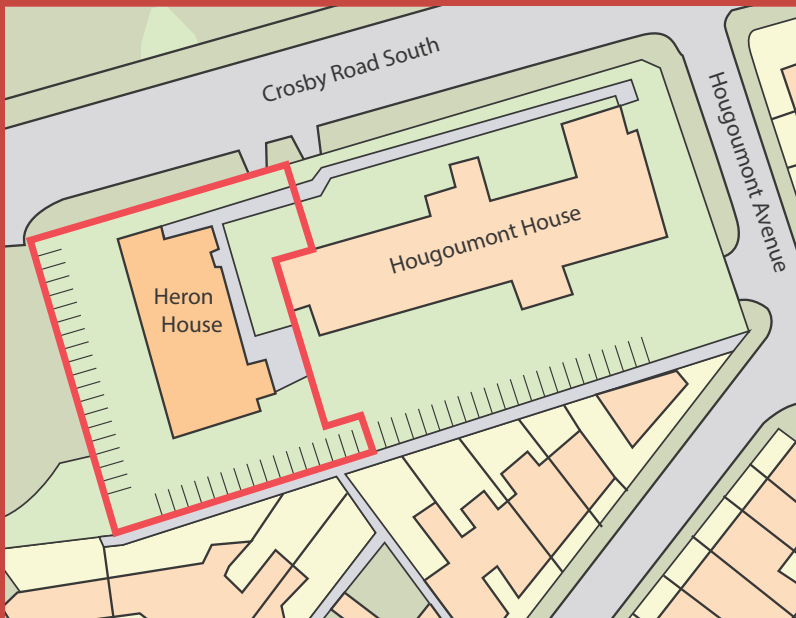
**PRICE**

£1,500,000 for the existing long leasehold interest

**SUB-DIVISION**

The property is available as a whole or on a floor by floor basis.

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**ACCOMMODATION**

The approximate net floor areas are as follows:-

Description	Imperial	Metric
Ground Floor	3,000 sq ft	279 sq m
First Floor	3,000 sq ft	279 sq m
Second Floor	3,000 sq ft	279 sq m
Third Floor	3,000 sq ft	279 sq m
Fourth Floor	3,000 sq ft	279 sq m
<b>Total</b>	<b>15,000 sq ft</b>	<b>1,395 sq m</b>

**RATING**

Rateable Value £111,000  
Rates Payable 15/16 c£54,000

**LEGAL COSTS**

Each party to pay their own legal costs.

**EPC**

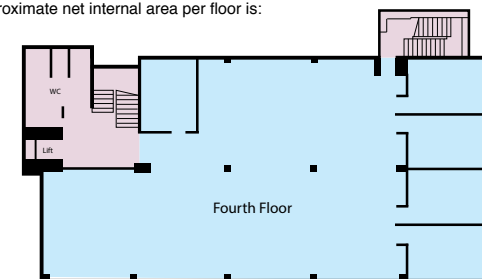
The property has an EPC rating of

**VAT**

VAT is payable on the rent and other outgoings:-

**TYPICAL FLOOR PLAN**

The approximate net internal area per floor is:



**FURTHER INFORMATION**

Contact Roy Backhouse

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