

# for sale

**133 – 135 Richmond Row**  
**Liverpool L3 3BU**  
**Freehold City Centre Warehouse**  
**7,265 sq ft (694 sq m)**



- Freehold Warehouse
- Close to City Centre
- On Street Parking & Loading
- Internal Offices
- High LED Lighting
- May Lease
- Competitive Price

**For further information  
or to arrange a viewing  
contact Roy Backhouse**

**0151 541 2200**

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backhouse



**RENT**  
£40,000 pa exclusive or

**PRICE**  
£450,000

**RATES PAYABLE 23/24**  
£10,000

**For viewing and further information  
please contact Roy Backhouse:**

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e: [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)

**SUBJECT TO CONTRACT**



#### LOCATION

The property is located just to the north of Liverpool City Centre in a busy commercial area which is seeing significant residential development. Richmond Row is accessed directly from Great Homer Street opposite the new Liverpool Police Headquarters.

#### DESCRIPTION

The property is an end terraced warehouse which runs between Richmond Row and Rose Place. The warehouse comprises a clear warehouse with an eaves height of 5.5m with offices to the rear. There is roller shutter access directly off Richmond Row.

#### TENURE

Freehold.

#### FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Warehouse	593 sq m	6,380 sq ft
Frst Offices	82 sq m	882 sq ft
<b>Total Area</b>	<b>675 sq m</b>	<b>7,265 sq ft</b>

#### LEGAL COSTS

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

#### VAT

VAT will be payable on the purchase price.

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