



TO LET

St Nicholas Catholic
Academy, Orthes
Street, Liverpool, L3

- Single Storey Commercial Premises
- Situated in the Heart of the Knowledge Quarter
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 224 sq.m (2,410 sq.ft)

TO LET

St Nicholas Catholic Academy, Orthes Street, Liverpool, L3 5XF

Location

The subject property is situated in the heart of Liverpool, approximately 0.8 miles northeast of Liverpool City Centre. St Nicholas Catholic Academy is positioned within the bustling Knowledge Quarter of Liverpool, an area known for its vibrant mix of educational, cultural, and creative institutions. The building is positioned on Orthes Street, close to its junction with Mount Pleasant, a key thoroughfare that connects the city centre with the wider area. The immediate surroundings are characterised by a mix of university buildings, modern student accommodations, and cultural venues such as the Everyman Theatre and Liverpool Philharmonic Hall, both located within a short walking distance. The property benefits from excellent transport connections. It is located just off the A5038, a major route leading directly into the city centre and connecting to the wider road network.

The Property

The subject property is a single-storey, commercial building of traditional red brick construction that previously formed part of the school. It features a flat roof with metal coping and external walls of facing brick and uPVC double glazed window with the added security of electric roller shutters. Internally, the layout consists of multiple classrooms, office spaces, and support areas such as storage rooms and WC provision benefiting from a mixture of vinyl and laminate and a mix of suspended ceiling tiles incorporating recessed lighting and surface mounted fluorescent strip lighting. Externally, the property is set back from the street by a small forecourt area, which is enclosed by a metal fence and provides limited off-street parking.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

224 sq.m (2,410 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease.

Rent

£25,000 per annum.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

EPC

The property has an Energy Performance Rating of D99. A full copy of the EPC is available upon request

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)

