

# MOFFAT

## HOUSE

14-20 PALL MALL  
LIVERPOOL L3 6AL

## FOR SALE

B LD SPIRIT OU E  
Freehold city centre office  
investment

Potential for alternative uses  
(subject to consents)

10,283 sq ft (955.31 sq m)

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# MOFFAT HOUSE

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## EXECUTIVE SUMMARY

- > Owner occupier/commercial investment opportunity
- > Alternative use potential: residential/student accommodation (subject to planning)
- > Freehold
- > Fully income producing until March 2021
- > On site car parking



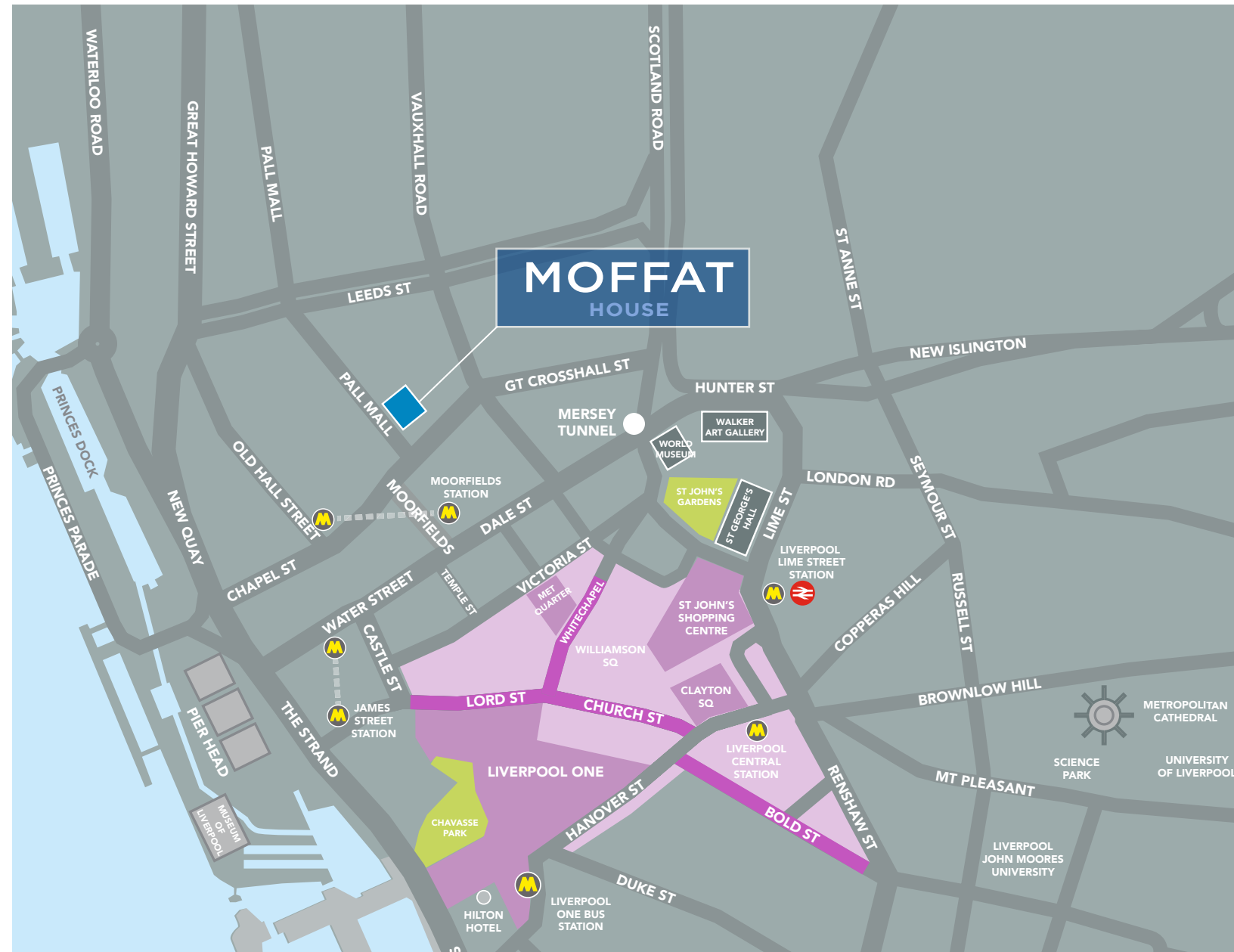
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## LOCATION

Moffat House fronts Pall Mall, approximately 100 metres from its junction with Tithebarn Street, in a vibrant mixed use area of Liverpool city centre. There are a range of office, residential and commercial uses in the immediate vicinity.

The property is adjacent to Liverpool's prime office core and is directly opposite a cleared 3 acre site on the south western side of Pall Mall scheduled for a £200m development scheme. In October 2019 developers of the site obtained planning permission for a 112,000 sq ft office building, a 281 bedroom hotel, public realm works and two further office buildings.



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## LIVERPOOL

- Liverpool is the UK's fifth largest city
- 7.2m people live within a one hour commute
- Liverpool has been one of the fastest growing cities in the UK with a 39% increase in economic output over the last 10 years.
- Prime office rents in Liverpool have now reached £22.00 per sq ft per annum and the availability of prime office accommodation is at an historic low
- The city's student population is in the order 50,000 and it's three universities produce around 17,000 graduates annually.



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## DESCRIPTION

Moffat House comprises a multi-level office building arranged over basement, ground and five upper floors. The ground floor provides approximately 8 secure car parking spaces and upper floors 1-5 are fitted out as offices served by a ground floor reception and 8 person passenger lift. The office specification includes suspended ceilings, Cat 2 lighting and oil fired central heating.

## INVESTMENT SUMMARY

- Freehold, multi let city centre investment opportunity.
- 10,283 sq ft (955.31 sq m) over basement, ground and five upper floors.
- Prominent position fronting Pall Mall, adjacent to the existing prime office core and directly opposite a strategic commercial development site.
- Opportunities for owner occupation, active management or conversion to other uses including residential/student accommodation subject to statutory consents.
- Current income of £129,581 per annum exclusive from leases expiring on 31st March 2021.
- Seeking offers in excess of £1,300,000 for the freehold interest (£126 per sq ft).

HOME EXECUTIVE SUMMARY LOCATION AERIAL DESCRIPTION ACCOMMODATION GALLERY CONTACT/PROPOSAL



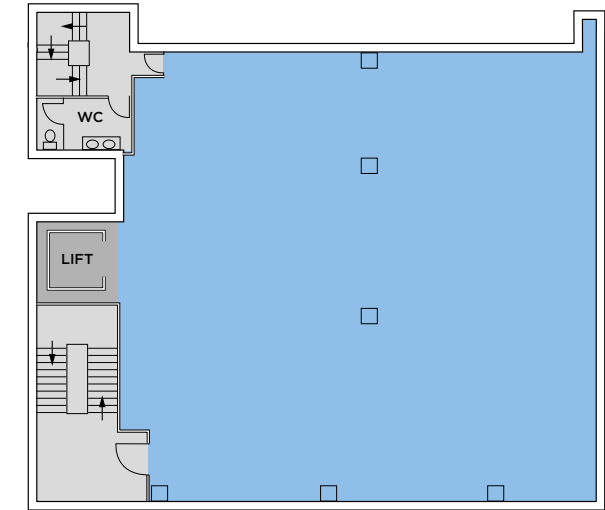
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## ACCOMMODATION

The property has the following  
Net Internal Areas:

Basement Stores	141 sq ft	(13.10 sq m)	
Ground Floor	1,693 sq ft	(157.26 sq m)	(8 car parking spaces)
First Floor	1,863 sq ft	(173.08 sq m)	
Second Floor	1,707 sq ft	(158.60 sq m)	
Third Floor	1,745 sq ft	(162.14 sq m)	
Fourth Floor	1,735 sq ft	(161.17 sq m)	
Fifth Floor	1,399 sq ft	(129.96 sq m)	
<b>TOTAL</b>	<b>10,283 sq ft</b>	<b>(955.31 sq m)</b>	



Indicative upper floor plan. Not to scale.

## TENANCY SCHEDULE

Leases are drawn on effective full  
repairing and insuring terms subject to  
payment of a service charge.

Accommodation	Tenant	Lease Term	Floor Area (sq ft)	Rent (Pax)	Rent (Psf)	Comments
<b>First Floor</b>	Robinson Insurance Services Ltd	15 year FRI expiring on 31.3.21	1,863	£28,246	£15.16	
<b>Second Floor &amp; Basement Stores</b>	Wakefield Inspection Services Ltd	15 year FRI expiring on 31/3/21	2nd 1,707 Basemnt 141	£26,606	£14.40 (overall)	
<b>3rd, 4th &amp; 5th Floors</b>	Stackhouse Poland Ltd	15 year FRI expiring on 31/3/21	3rd 1,745 4th 1,735 5th 1,399	£74,729	£15.32	Not in occupation
<b>TOTAL</b>			<b>10,283</b>	<b>£129,581</b>		

## TITLE

Freehold.

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## GALLERY



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## PLANNING

Planning application ref 05F/0602 for conversion of the property to 14 apartments was granted on 23rd February 2005 but not implemented. Further details are available on request.

## EPC

EPC certificates are available upon request.

## VAT

The property is not subject to an election to waive exemption from VAT and accordingly VAT will not be payable on the purchase price.

## PROPOSAL

We are instructed to seek offers in excess of £1,300,000 for the freehold interest in the building. A sale at this level reflects a capital value of £126 per sq ft.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from a successful purchaser.

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## FURTHER INFORMATION

Please contact the joint agents

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Design: Alphabet Design, Liverpool. 0151 707 1199. AL8005. February 2020.  
SUBJECT TO CONTRACT