

Orme Associates

Property Advisers

27 Seymour Terrace, Seymour Street, Liverpool L3 5PE
T: 0151 227 9191 F: 08715 289 451 W: www.orme-associates.co.uk E: information@orme-associates.co.uk

Who We Are

Orme Associates is a commercial property services company that acquires disposes and manages commercial property on behalf of its clients.

Based in Liverpool since inception in 2002 we are focused on the Liverpool property market, also venturing to Cheshire and Wirral and provide clients with well informed advice on the property development, investment and occupier markets.

Services

Commercial Estate Agency

We provide commercial estate agency services to both owner occupiers, property investors and property developers, providing advice on current market conditions and the maximization of value, sales/letting strategy and consistent dialogue with all potential purchasers/tenants and the client.

We also acquire property aiming to seek value for the client, pursuing both on and off market opportunities using our extensive industry contacts, constant focus and appraisal of open market opportunities and via targeted speculative approach.

Property Management

We are able to provide management services to clients with the aim of maximizing value through management, focusing on minimizing voids and empty rates liability through active marketing and adopting lease terms appropriate with market conditions.

We are able to deal with rent reviews and lease renewals for clients, and can provide informative advice and solutions on Landlord and Tenant issues such as matters relating to service charges, repairs and dilapidations and landlord re-development works.

Other specialist services

We are able to provide valuation reports of commercial or mixed use property for acquisition or disposal purposes, for balance sheet or property tax purposes.

We are also able to provide representation in compulsory purchase having represented property owners during the Grosvenor Liverpool One development.

We are able to provide representation in Rating Appeals particularly following the implementation of the forthcoming 2010 rating re-evaluation on 01 Apr, as well as providing advice on empty rates liability.

For residential property owners we provide Leasehold Enfranchisement services acquiring the freehold for tenants of leasehold houses.

Contact:

Orme Associates, 27 Seymour Terrace, Seymour Street, Liverpool, L3 5PE.

T: 0151 227 9191

F: 08715 289 451

E: andreworme@orme-associates.co.uk

W: www.orme-associates.co.uk

Staff Profile

Andrew Hamlett-Orme BSc(Hons) PgDip(Law)

Andrew graduated from City University, Birmingham with a first class degree in Estate Management (1999) and from the College of Law in Chester with a commendation in Law (2000). Before establishing Orme Associates in 2002 Andrew worked as a graduate surveyor principally acquiring sites in east London for Hadley Cooper Partners. Since 2002 Andrew has been based in Liverpool providing commercial property services to small and medium sized enterprises.

Trence Smith BA(Hons)(Dunelm)

Trence graduated from Durham University with a degree in Geography (2003). After graduating Trence travelled and worked in Australia. He is currently on the second year of a MSc in Commercial Property Management. Trence has worked as a surveyor based in Liverpool since 2006 and undertakes all aspects of estate agency and professional work.

Recent Transactions



Former St. Mary's Church Hall, Liverpool, L15 4HT— A former church hall in use as a day nursery
Sold with vacant possession in Jan 2010 on behalf of First Learning Limited.



1 Henry Street, Liverpool, L1 5BS— Office premises over ground and first floor extending to 1800 sq
ft Let in Dec 2009 to PSS Care Limited on behalf of Seymour House Developments Limited.



12 High Street, Sandbach, Cheshire, CW11 1AX— Mid terrace high street shop 4129 sq ft approx
over two floors, Sold with vacant possession in Sep 2009 to WH Smith on behalf of private client.



Stockpit Road, Knowsley Industrial Estate, Liverpool, L33 7TQ— A warehouse with offices
extending to 14261 sq ft with yard, site area 1.03 acres, Sold with vacant possession in Sep 2008 to
Fibre Drums Limited on behalf of J.G. Mcvey & Co Limited.

Current Availability (more at www.orme-associates.co.uk)



Land at Temple Street, Liverpool, L2 5RH— Development land in Liverpool City Centre extending to
1100 sq ft with planning consent for ground floor leisure use, first floor offices and 4 no apartments.
freehold. Asking price £220000



11 Dale Street, Liverpool, L2 2ET— An office building over lower ground, upper ground, first and
second floors extending to 11436 sq ft overall (will split), asking rent £35000 pa for the lower
ground and £25000 pa for the upper floors.



Land at Lees Avenue, Rock Ferry, Wirral, CH42 2AT— Development land close to Rock Ferry rail
way station extending to 0.4 acres with planning consent for 6 no town houses, Freehold. Asking
price £200000

27 Seymour Terrace, Seymour Street, Liverpool L3 5PE

T: 0151 227 9191 F: 08715 289 451 W: www.orme-associates.co.uk E: information@orme-associates.co.uk