



TO LET

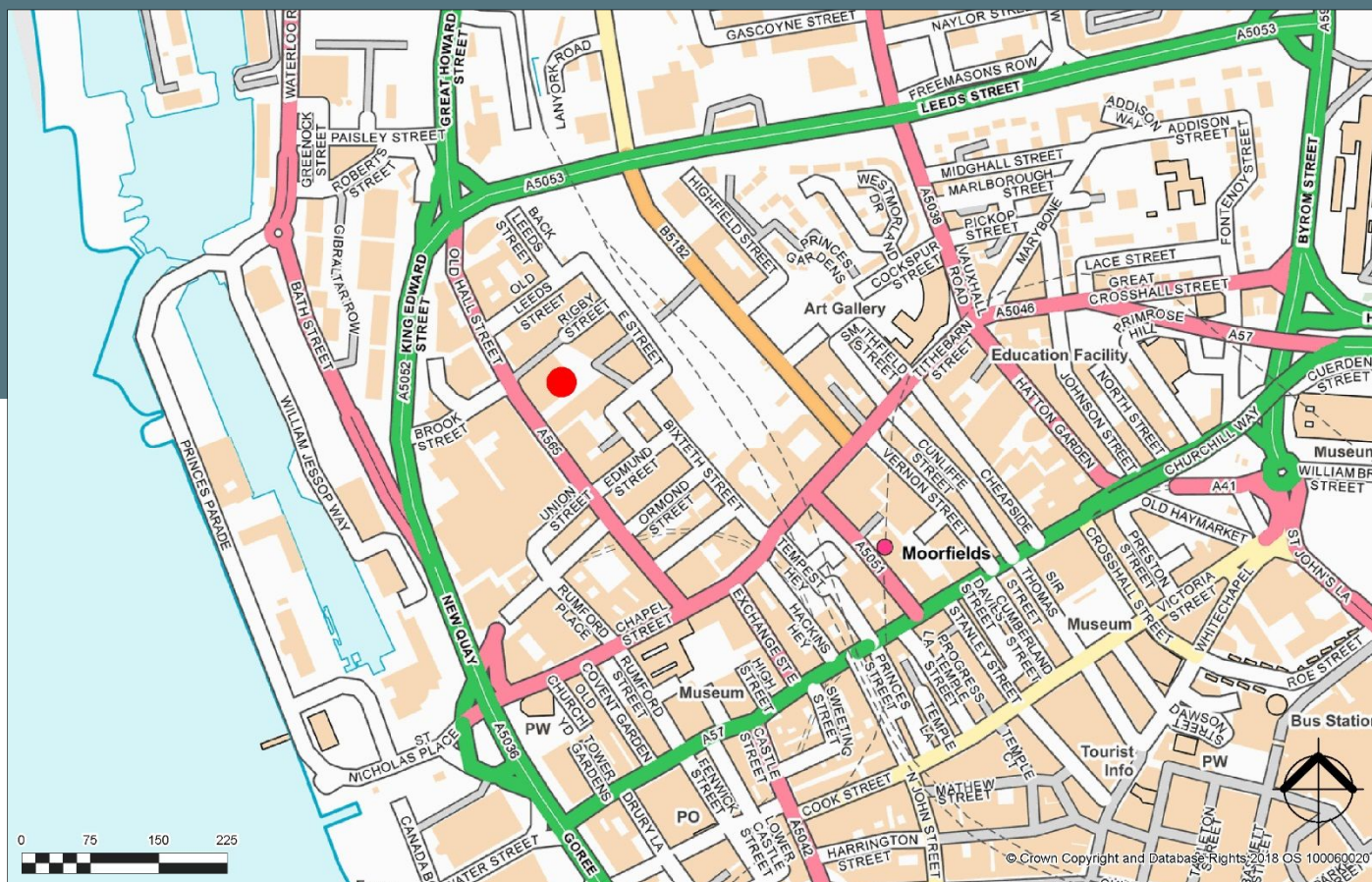
RETAIL UNIT

Ground Floor 2,005 sq.ft. (186.27 sq.m.)

Unit A, No 1 St Paul's Square, Old Hall Street, Liverpool L3 9SJ

- Located in the traditional core of Liverpool's business district
- Other occupiers include Hill Dickinson Solicitors, J Sainsbury, Tesco, Bean, Allied Irish, Greggs and an increasing number of residential developments.
- Fitted Café Premises
- Immediately fronting onto the existing Plaza development which provides 250,000 ft² of office accommodation plus retail accommodation.
- Comprises a ground floor coffee shop/café fronting St Pauls Square.
- Excellent road and public transport links.

Unit A, No 1 St Paul's Square, Old Hall Street, Liverpool L3 9SJ



Areas

Ground Floor 2,005 sq.ft. (186.27 sq.m.)

Tenure

Available by way of a new sub-lease expiring in August 2022.

Rent

£25,000 per annum exclusive of Rates, VAT, and all other outgoings.

Service Charge

Service charge for the current year is £12,500 pa which is also inclusive of electricity.

Rates

Rateable Value £34,250

EPC

D78

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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