



TO LET

GROUND FLOOR RETAIL/OFFICE UNIT TO LET

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

Total Ground Floor Area 1,429 sq.ft. (132.72 sq.m.)

- Located in the traditional core of Liverpool business activity which has been transformed in the recent past with the development of the UK Passport Office, SAS Radisson Hotel and Unisys Headquarters.
- Other key occupiers include Royal Sun Alliance, The Liverpool Daily Post & Echo, Hill Dickinson Solicitors, J Sainsbury, Tesco, Greggs and an increasing number of residential developments.
- Immediately adjacent to the existing Plaza development which provides 250,000 ft² of office accommodation plus retail accommodation.
- Comprises a self contained ground floor retail/office unit fronting Old Hall Street.
- Excellent road and public transport links.

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

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Area

Ground Floor 1,429 sq.ft. (132.72 sq.m.)

Tenure

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

Rent

£28,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £15.500

EPC

C71

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/letting 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.

Further Information & Viewing

Strictly through the agent:

Mark Coulthurst

t. 0151 242 3123
m. 07767 685 598
e. mark.coulthurst@masonowen.com

Allie Bainbridge

t. 0151 242 3141
m. 07884 265 760
e. allie.bainbridge@masonowen.com

Louis Holt

t. 0151 242 3145
m. 07887 530 274
e. louis.holt@masonowen.com