

# 5 1 T I N Z D



Liverpool Central

CENTRAL STATION, LIVERPOOL

LARGE RETAIL / RESTAURANT UNIT

5,277 SQ FT AVAILABLE

- COULD BE SPLIT | SPACE FROM 1,500 SQ FT

BUSY COMMUTER STATION  
TRANSPORT HUB LOCATION

NOW OPEN:



BURGER & SAUCE

# Location

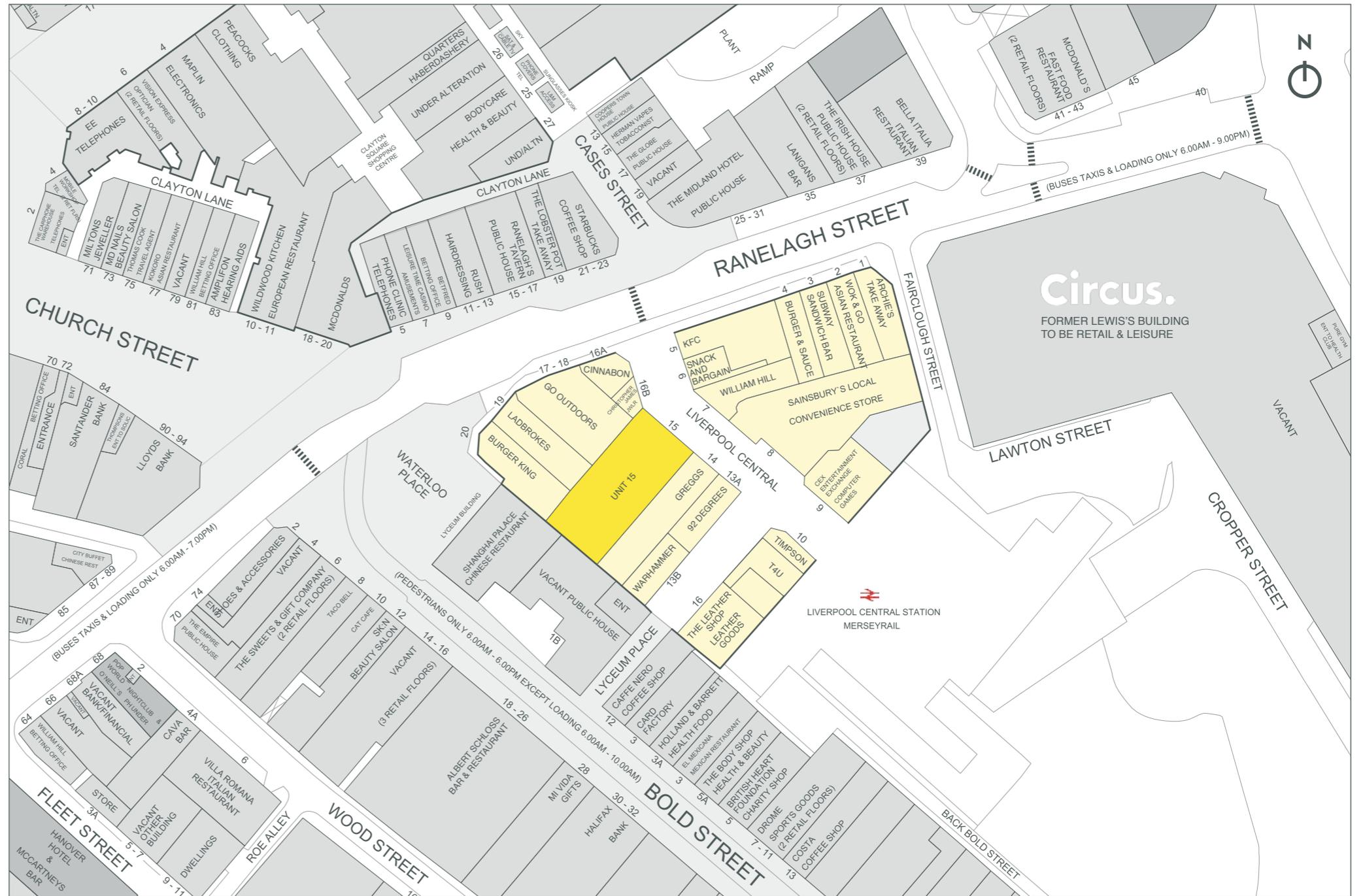
The Station is bounded by Ranelagh Street to the north and Bold Street to the west. The principal point of access is off Ranelagh Street, with further access provided from the pedestrianised Bold Street and Fairclough Street.

The subject unit is in the heart of Central Station, adjacent to Greggs and opposite William Hill and Sainsbury's.



- Unit 13A
- Surrounding retail
- Liverpool Central
- Pedestrian areas

New Openings: **BURGER & SAUCE**



This GOAD is provided by Experian and created by Jones Lang LaSalle and is correct as of 19/01/2018.

# Summary

## Prominent unit to let in the heart of Liverpool Central station.

- Situated at Liverpool Central Station, serving approximately 16.5 million people annually
- Liverpool Lime Street Gateway, the Knowledge Quarter and the Circus Liverpool development will rejuvenate the immediate area
- Major landlord regeneration undertaken
- Prominent and wide store entrance
- Mall seating available
- Trading hours are 7am - 1am.

### ACCOMMODATION

External seating to be provided, measuring 177 sq ft with a width of 33 ft and a depth of 5.4 ft. Subject to planning.

Alternatively the unit can be split. Further details upon request

The premises provide the following approximate net internal floor areas:

	Description	Imperial	Metric
Ground	Retail Sales	3,680	340
1st	Ancillary	1,597	148.37
Built Width		42'	12.80
Built Depth		95'	28.96

**COULD BE SPLIT. SPACE FROM 1,500SQFT.**



### TENURE

The premises are available by way of a new lease on terms to be agreed.

Subject to securing vacant possession

### PLANNING

Class E.

### RENT

£150,000 per annum exclusive of rates, service charge and VAT (if applicable).

### SERVICE CHARGE

Approx. £51,000pa

### BUSINESS RATES

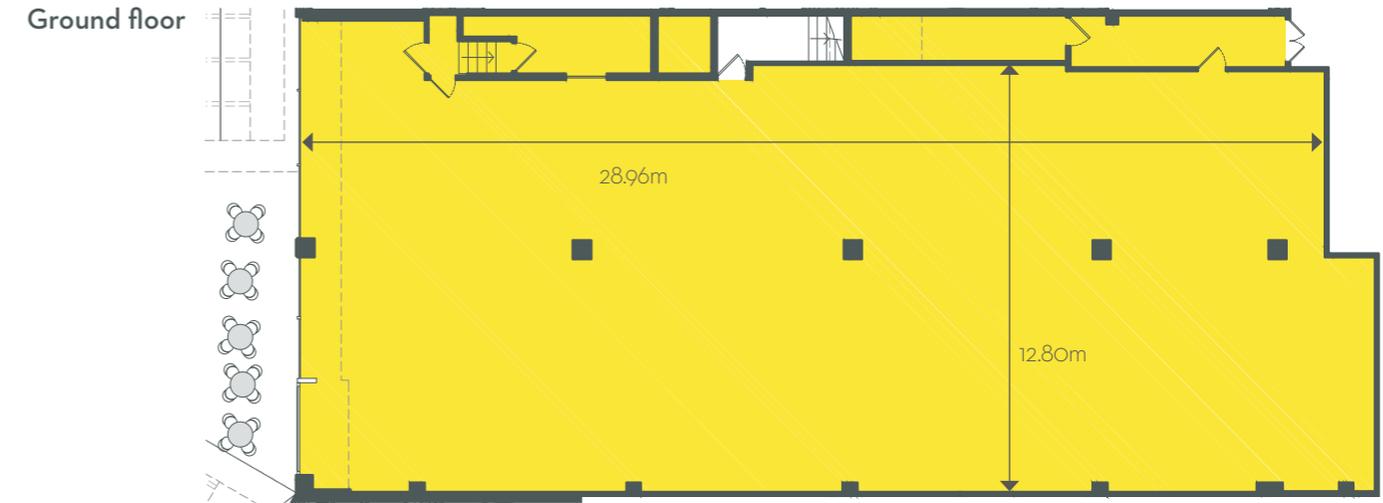
Rateable Value: £130,000

Rates Payable: £66,560

Information provided by the VOA website. We do advise Tenants to make their own checks. Certain concessions may apply.

### EPC

Rating B



- Available unit
- Mall seating
- Occupied unit



Photography of the retail units at Liverpool Central

## Contact

Viewing is strictly by appointment with:

**Tim Letts**

t: 07990 516 673

e: [tletts@ltlproperty.com](mailto:tletts@ltlproperty.com)

**Jonathan Thompson**

t: 07810 656 006

e: [ejt@ltlproperty.com](mailto:ejt@ltlproperty.com)

**Ryan Kennedy**

t: 07715 001003

e: [ryan@rkrealestate.co.uk](mailto:ryan@rkrealestate.co.uk)



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