LIVERPOOL

Former Ark Health Club, 109 Old Hall Street, L3 9BD

FULLY FITTED GYM/SPA TO LET

LYONS THOMPSON LETTS
PROPERTY CONSULTANTS



Location and Description

Located adjacent to the Radisson Blu Hotel at 109 Old Hall Street, the former Ark Health Club offers a modern, well-appointed health and fitness facility in the heart of Liverpool's commercial district, within easy walking distance of Moorfields Station, Liverpool ONE, the M&S Bank Arena and key waterfront attractions.

The premises comprise a fully fitted health and fitness club extending to approximately 12,162 sqft over four floors. The facility includes a modern gym with high-quality equipment, swimming pool, hot tub, sauna, steam room, and treatment rooms. The unit is fully fitted and ready for immediate occupation.

Lease Details and Rent

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent: £96,000 pax.

Virtual Tour

https://youtu.be/IHuW1mrKowQ?si=uumU8pZdWxKxcFPG

Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Lower Ground	**312**	**29**
Ground	**3,526**	**327**
First	**3,885**	**361**
Second	**4,439**	**412**

Business Rates

Rateable Value (2023): **TBC**

Interested parties are advised to make their own enquiries with the Local Rating Authority.

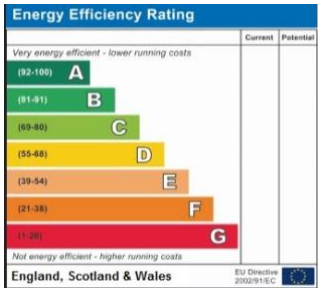
VAT and Costs

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

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Tom Pearson
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FITTED GYM/SPA TO LET

Ark Gymnasium, 109 Old Hall Street, L3 9BD

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September 2026 Subject to Contract.

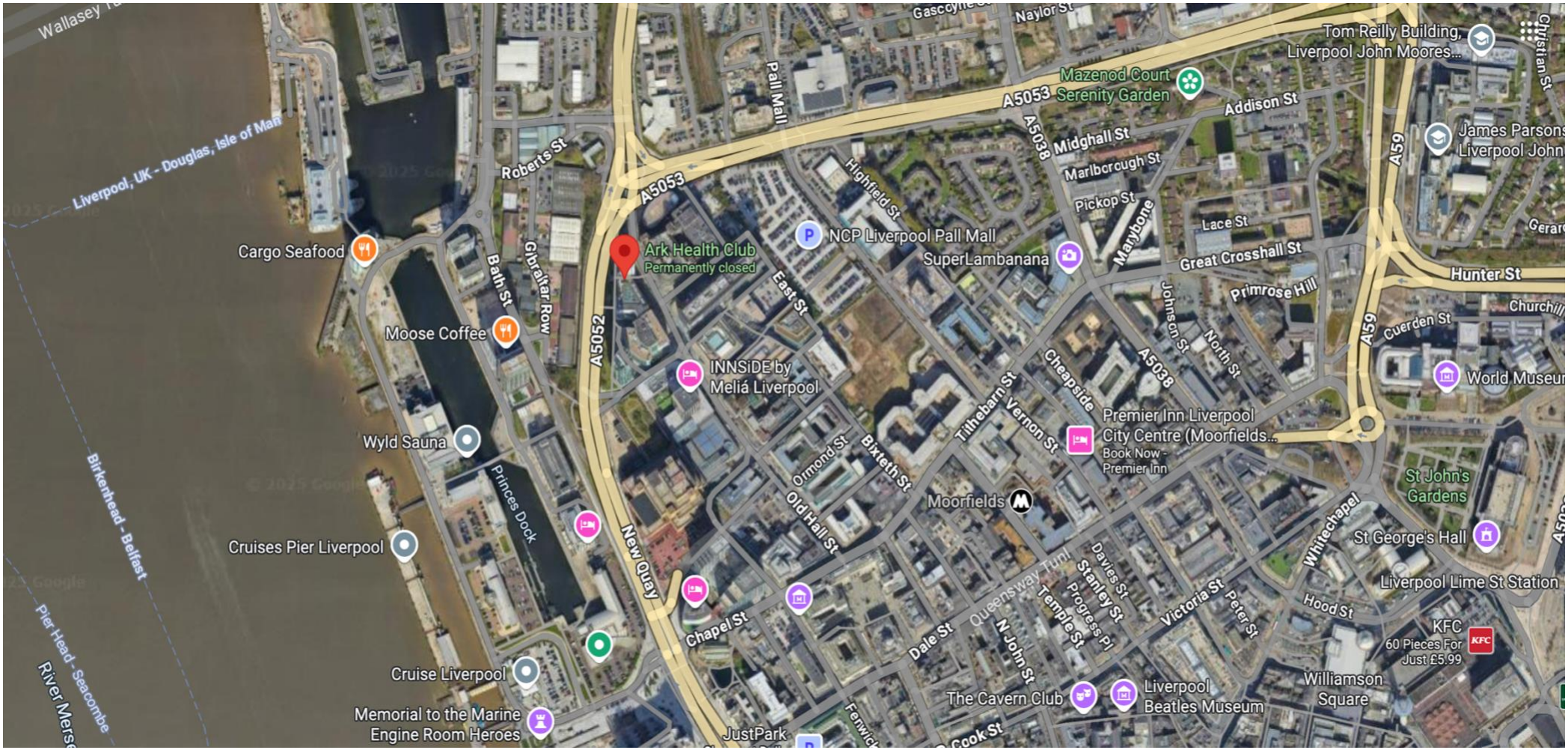
Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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