

TO LET - PRIME RETAIL SHOP

LIVERPOOL | 9 LORD STREET | L2 9SA

Mason
Partners



LOCATION

The property is located on Lord Street, one of Liverpool city centre's busiest retail thoroughfares, connecting North John Street to James Street. Lord Street forms part of the prime pedestrian and bus route through the heart of the city.

The subject property forms part of One Derby Square, a landmark mixed-use building positioned at the gateway to the commercial district and immediately adjacent to Liverpool ONE. The wider area benefits from a large resident population, a substantial student presence and strong year-round tourist footfall drawn to the city's retail, leisure and cultural core.

SITUATION

The unit occupies a prominent position between Tesco Express and David Pluck within the ground-floor retail parade of One Derby Square, fronting directly onto Lord Street.

This location benefits from high footfall from commuters, shoppers and visitors moving between Liverpool ONE, Castle Street and the Waterfront. Nearby occupiers include Pret A Manger, Pavers, Nationwide, Ladbrokes and Marks & Spencer, reinforcing the strength of the pitch. Public transport connectivity is excellent, with several bus stops outside the property and both Liverpool James Street and Moorfields stations within a short walk.



DESCRIPTION

The property comprises a ground-floor and basement retail unit forming part of the well-established One Derby Square building.

The property benefits from a modern glazed frontage and a well-proportioned, rectangular sales area suitable for a range of retail, service or leisure uses, subject to planning. The basement provides male and female WCs along with a kitchenette. The unit benefits from strong visibility from Lord Street and consistent passing trade from both pedestrians, bus commuters and employees from neighbouring businesses. Internally, the accommodation is open-plan and ready for tenant fit-out works.

Services Include:

Water & Electric

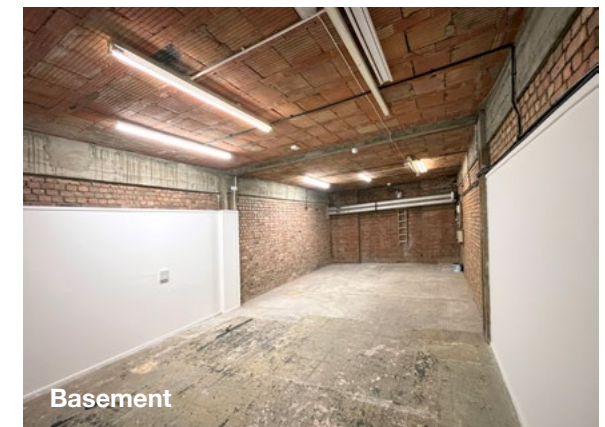
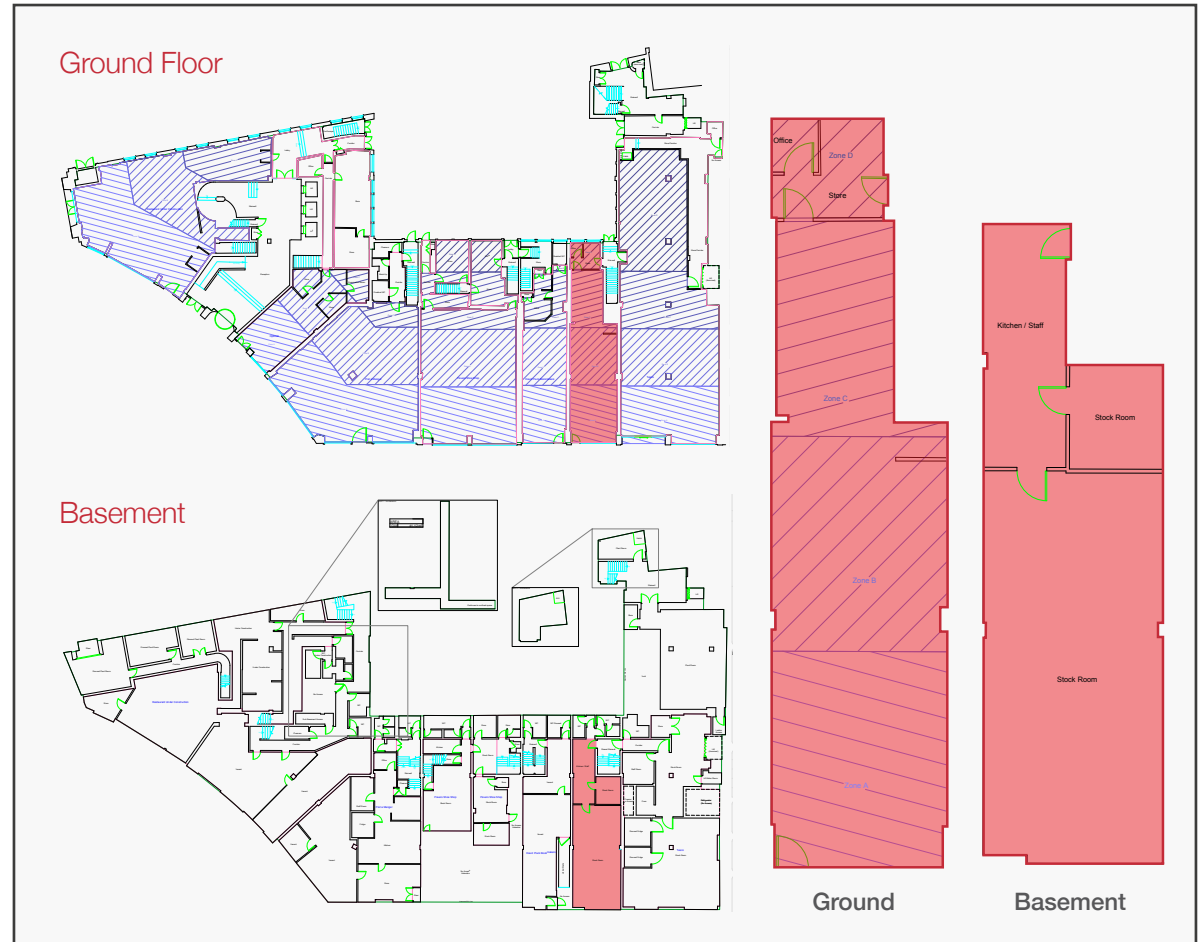
ACCOMMODATION

The property has the following net internal floor areas:

Ground Floor	974.5 sq. ft	90.53 sq. m
Basement	855.3 sq. ft	79.46 sq. m
Total	1,829.8 sq. ft	170 sq. m

TENURE

The subject property is available on a new full repairing and insuring lease for a term to be agreed.



RENT

£45,000 per annum exclusive of VAT.

RATING ASSESSMENT

Est. Rates Payable 2024 to 2025:

Rateable Value: **£34,750**

Rates Payable **£17,352**

SERVICE CHARGE / INSURANCE

Service Charge Budget 2026: **£5,685.25 p.a.**

Insurance: **Circa £1,000 p.a.**

EPC

The property has an EPC rating of 70 C.

PLANNING

It is understood that the premises has a Class E planning consent.

Interested parties are advised to make their own enquiries with Liverpool City Council.

VAT

The property is registered for VAT.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

LAURENCE BOWEN

M: 07350 397 040 E: laurencebowen@masonpartners.com

LEE QUINN

M: 07788 188 731 E: leequinn@masonpartners.com

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