

7,965 SQ FT PRIME BASEMENT UNIT TO LET

WOULD SUIT A RANGE OF EXCITING F & B / GYM /
LEISURE / MEDICAL USES

Parker Street, Liverpool City Centre, L1 1DJ

IN THE HEART OF
LIVERPOOL'S
RETAIL CORE

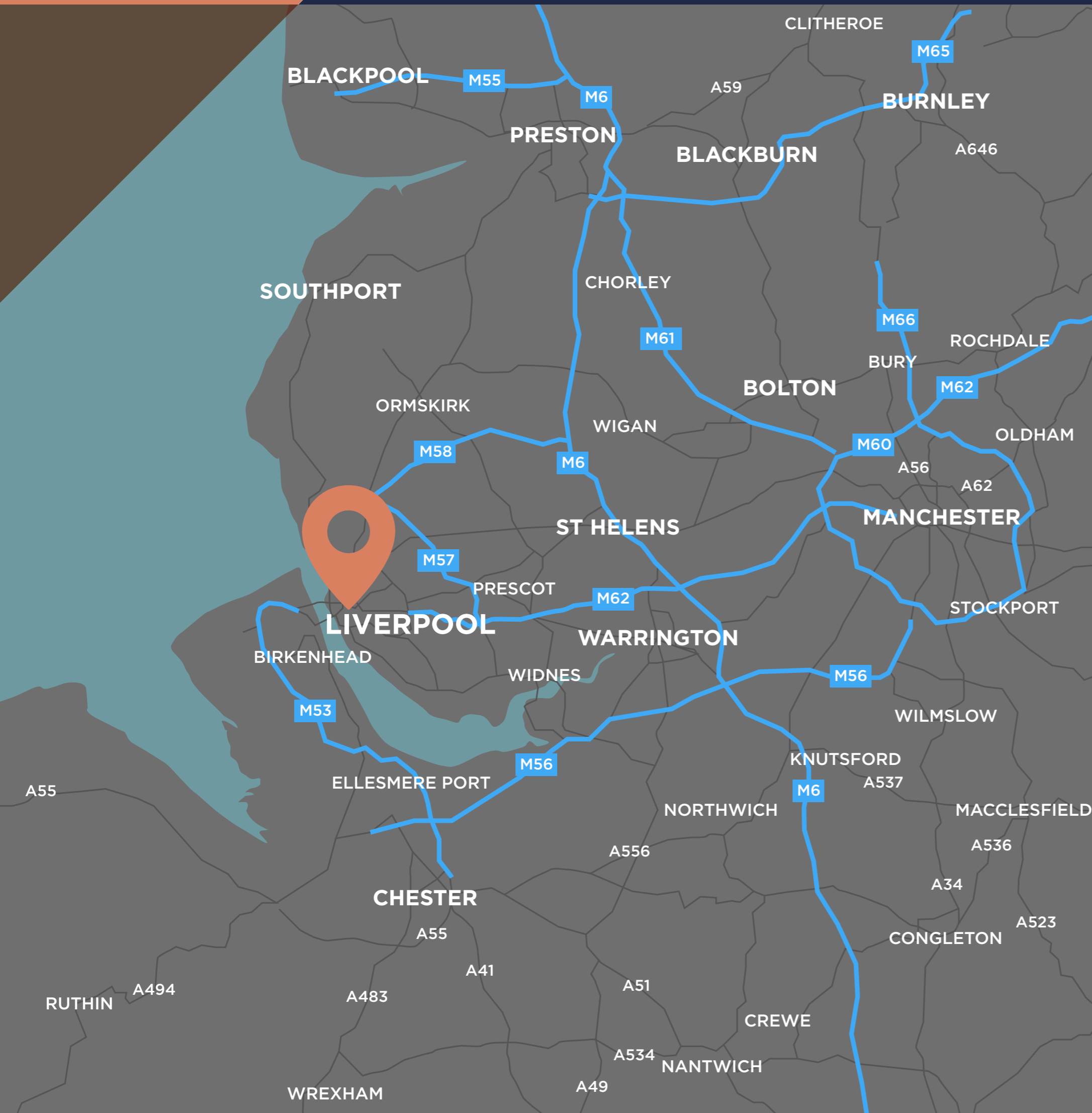


KEY HIGHLIGHTS

- PRIME LOCATION IN THE HEART OF LIVERPOOL'S RETAIL CORE
- LOCATED ADJACENT TO MAJOR NATIONAL RETAILERS
- 5-MINUTE WALK TO LIVERPOOL LIME STREET STATION
- 7,965 SQ FT OF FLEXIBLE ACCOMMODATION
- SELF-CONTAINED PROMINENT ENTRANCE
- EXTENSIVE CEILING HEIGHTS WITH INDUSTRIAL CHARACTER
- WOULD SUIT A RANGE OF EXCITING F & B / LEISURE / GYM / MEDICAL USES
- AVAILABLE IMMEDIATELY



FANTASTIC CONNECTIVITY



Liverpool is located 32 miles to the west of Manchester and 18 miles north of Chester. Liverpool is the fifth largest urban centre in the UK with a metro city population of 920,000.

AIR

Liverpool John Lennon Airport serves 70 destinations and over 5 million passengers annually to key European and North African destinations. Manchester Airport, the UK's third largest airport, serves nearly 200 destinations and over 29 million passengers in 2019 across all key international destination including, Europe, Asia, The Americas and The Middle East.

CAR

Served by the M62, M57 and M58 motorways providing easy access to the M6 – the backbone of the UK's motorway network.

BOAT

Mersey Ferries offer 10 minute crossriver services between Pier Head and the Wirral 7 days a week. Daily services to Dublin, Belfast and the Isle of Man from P&O and Norfolkline Irish Sea.

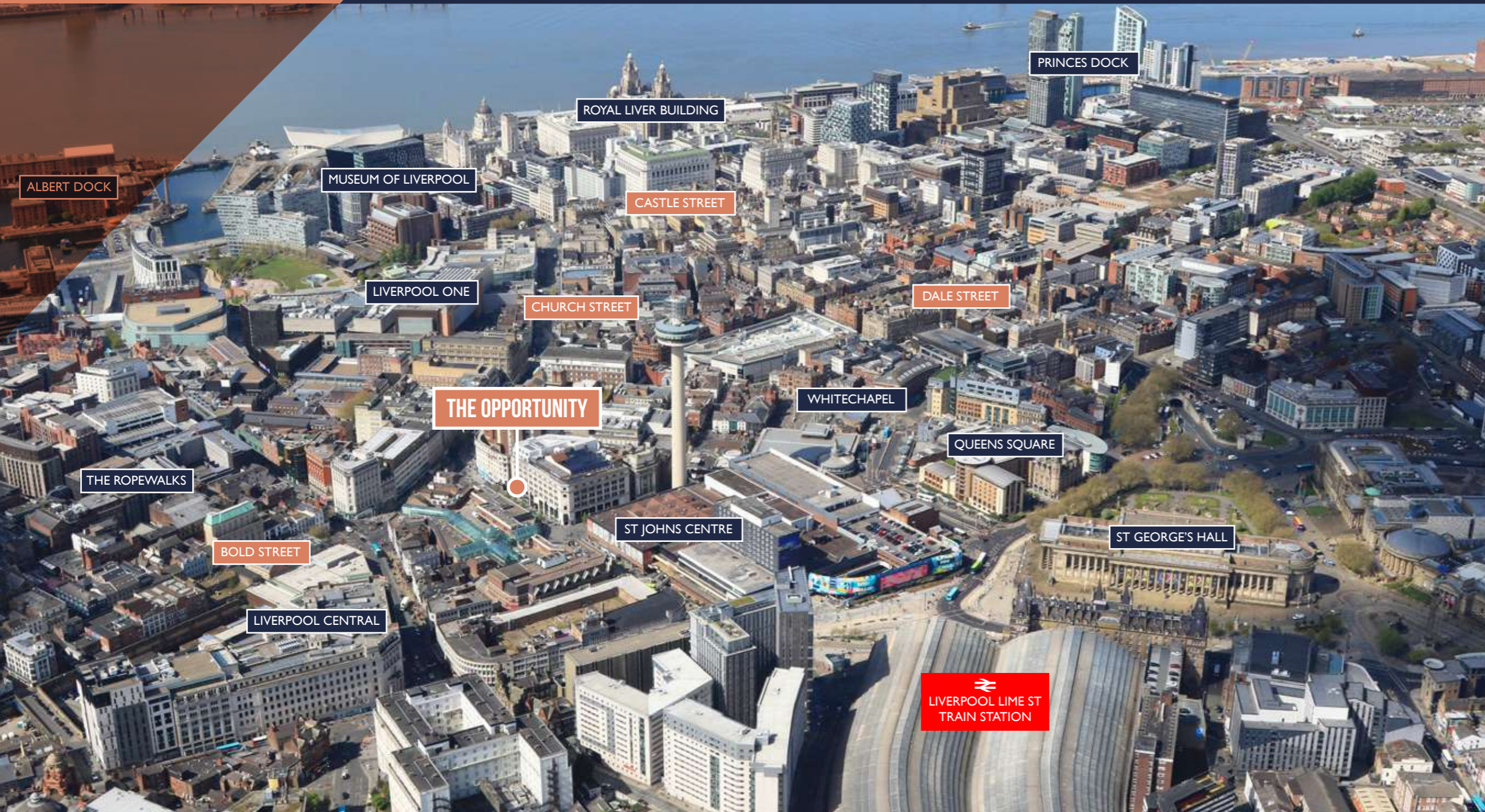
BICYCLE

Citybike hire scheme offers over 1,000 bikes for hire from 140 docking stations across Liverpool, a popular way for tourists to travel the flat City. In addition, the £47m Liverpool City Centre Connectivity scheme seeks to ease congestion and improve air quality.

TRAIN

Liverpool Lime Street station was recently upgraded as part of a £340m railway investment in the Liverpool City Region, improving connections to other major cities. The Merseyrail network has 68 stations and 75 miles of route - of which 6.5 miles are underground carrying approximately 34 million passengers per year. Connections to HS2 and Northern Powerhouse Rail (proposed high speed line from Liverpool to York via Manchester) will cut journey times, increase capacity and boost the economy.

WELCOME TO LIVERPOOL



- Liverpool is the UK's 5th largest city with a metro area population of 920,000
- 252,000 Businesses located in Liverpool
- From a bustling major port to European Capital of Culture
- Home to the 2024/25 Premier League and 2021 champions league winners
- Liverpool named in Sunday Times list of best places to live in 2023
- 4 Leading universities producing 18,000 graduates per year
- £5bn of public and private investment in the last decade
- World class retail & leisure - largest open air shopping centre with 170 shops, bars and restaurants

AN INCREDIBLE EVOLVING CITY

A city with a rich heritage that is future focused. A melting pot of cultural icons, sporting heavyweights and vibrant nightlife. A place to live, work, enjoy, and invest.

 **£149BN**

GDP - FASTEST GROWING UK ECONOMY

 **67M**

VISITORS A YEAR

 **£4.2BN**

TOURIST SPEND PER ANNUM

 **RANKED 4TH**

IN THE UK FOR ECONOMIC GROWTH POTENTIAL

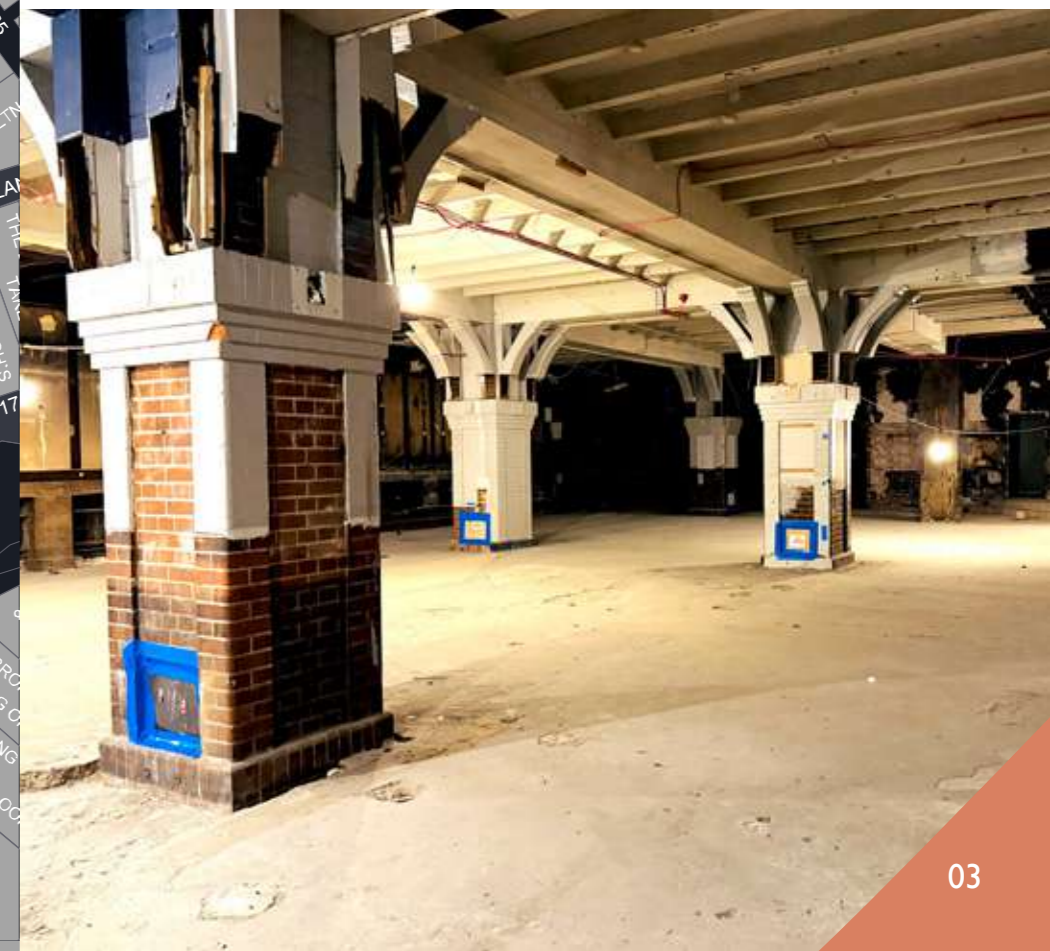
SITUATION



The property occupies a prominent position on Parker Street, a pedestrianised thoroughfare that links directly to Church Street, Liverpool's traditional prime retail pitch. The property sits adjacent to Flannels new department store and other nearby retailers include Primark, TK Maxx, Boots, JD Sports, Sports Direct.

In addition, two of Liverpool's top shopping centres can be accessed directly from Parker Street (St John's Centre and Clayton Square). The Ropewalks, which comprises Liverpool's premium artisan retail, bar restaurant and leisure quarter of Bold Street, Wood Street and Seel Street is within a 3 minute walk of the Property.

Liverpool Lime Street Station is within a 5 minute walk.



DESCRIPTION



The subject Property is located fronting Parker Street in Liverpool's retail core. The building was constructed in 1925 and comprises a linked detached period eight storey plus basement building of steel, block and stone construction under a series of flat roofs.

The wider building is arranged as Superdrug to the ground floor and Caro a 91 bedroom hotel located to the upper parts. The building is linked to the Owen Building next door which houses the Flannels department store alongside Barrys Boot Camp.

The subject unit is accessed from a self contained prominent entrance fronting Parker Street to the corner of the building. A small ground floor lobby and staircase provides direct access into the large open plan basement space and offers an exciting industrial shell and core specification with concrete floor, exposed beam ceiling and a range of ornate brickwork.

In addition the extensive head heights, two additional fire escape access stairs (to maximise customer capacity), clear extraction route to ground floor and mains drainage permits an appealing range of commercial uses to the property to include quasi retail, theme bar / pub, restaurant, health and fitness, medical and leisure uses.

We understand the Property comprises the Gross Internal Area (GIA):

FLOOR	USE	SQ M	SQ FT
Ground	Main Entrance Lobby	2.00	22
Basement	Trading & Ancillary	738	7,943
TOTAL		740	7,965

ADDITIONAL INFORMATION



TERMS

A new lease will be available for a term to be agreed, subject to five yearly upwards only rent reviews.

RENT

£100,000 pa.

VAT

The building has been elected for VAT and therefore VAT is payable in addition to the rent.

PLANNING

The Property is deemed to benefit from a Class E planning consent which permits the following commercial uses: retail, offices, bar restaurant, gym and wider leisure uses. All interested parties are invited to discuss potential uses with Liverpool City Council.

EPC

A valid EPC is currently in preparation for the property and this can be made available shortly upon request.

RATEABLE VALUE

The premises will be assessed for business rates by Liverpool City Council on completion of a new lease to an incoming occupier.

TIMING

The premises are available to lease immediately.

PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

CONTACT



Please get in touch for further information or to arrange a viewing:

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
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