

# TO LET - PRIME FIRST FLOOR SPACE

LIVERPOOL | 17-18 RANELAGH STREET | L1 1JW

Mason  
Partners



## LOCATION

The property occupies a highly prominent corner position within Liverpool City Centre, directly adjacent to Central Station, one of the city's busiest transport hubs.

The surrounding area benefits from exceptional levels of footfall throughout the day and evening, driven by commuters, shoppers and the city's vibrant leisure economy. Ranelagh Street forms part of Liverpool's core retail and F&B pitch, linking Bold Street, Church Street and Liverpool ONE.

## SITUATION

The subject property is situated above the newly opened Popeyes, occupying a prominent corner frontage overlooking the junction.

Nearby occupiers include a strong mix of national and independent brands, including Starbucks, KFC, Sainsbury's Local, McDonald's, independent F&B operators, convenience retail and leisure uses, underpinning the strength of the location.

The immediate proximity to Central Station provides excellent connectivity, with significant daily pedestrian flow passing the property.



## DESCRIPTION

The property comprises a substantial first-floor unit providing open-plan accommodation, accessed from street level.

The unit is suitable for a range of retail and leisure uses, subject to planning.

### Internally, the space benefits from:

- Full height glazed frontage providing excellent natural light and strong visibility
- Open-plan layout suitable for a variety of uses
- Good floor-to-ceiling height with exposed services
- Existing lighting and basic fit-out in situ

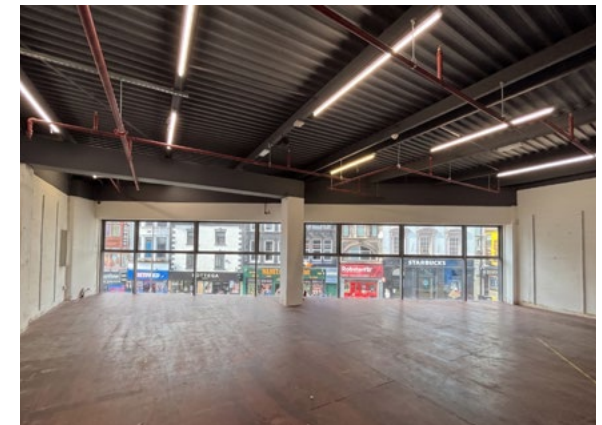
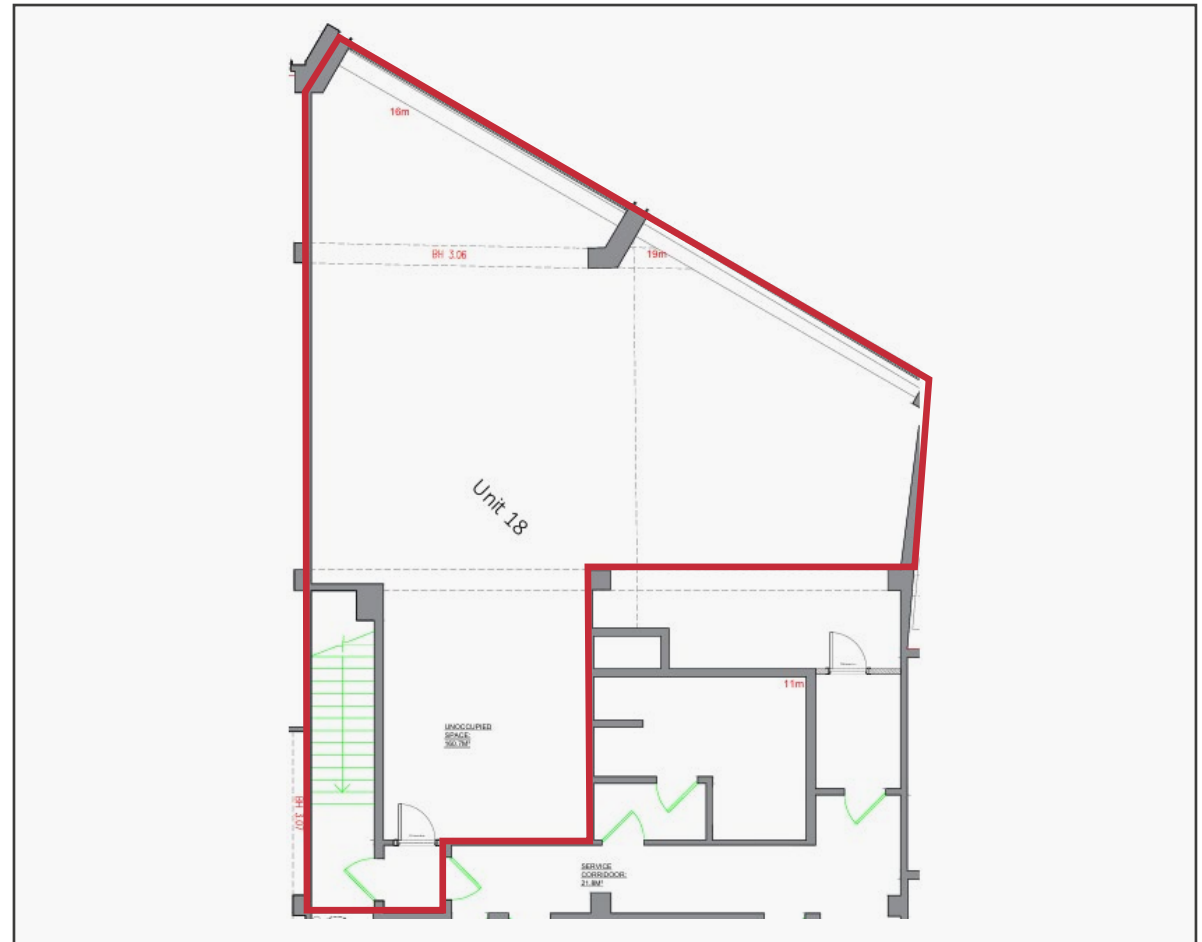
## ACCOMMODATION

The property has the following net internal floor areas:

First Floor	1,730 sq. ft	160.70 sq. m
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## TENURE

The subject property is available by way of a new full repairing and insuring lease for a term to be agreed upon.



## RENT

**£25,000 per annum** exclusive of rates and VAT.

## RATING ASSESSMENT

Rates to be re-assessed.

## SERVICE CHARGE / INSURANCE

Estimated Service Charge and Insurance circa  
£5,000 per annum.

## EPC

The property has an EPC rating of 83 D.  
A certificate is available upon request.

## PLANNING

We understand that the property benefits from a Class  
E use. It is the ingoing tenant's responsibility to verify  
that their intended use is acceptable to the Local  
Planning Authority.

## VAT

The property is registered for VAT.



# LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

# MONEY LAUNDERING / FINANCIAL CHECKS

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions, be that letting or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence. MP also complies with the financial check guidance. Please click the link below for more information.



## FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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Partners**



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