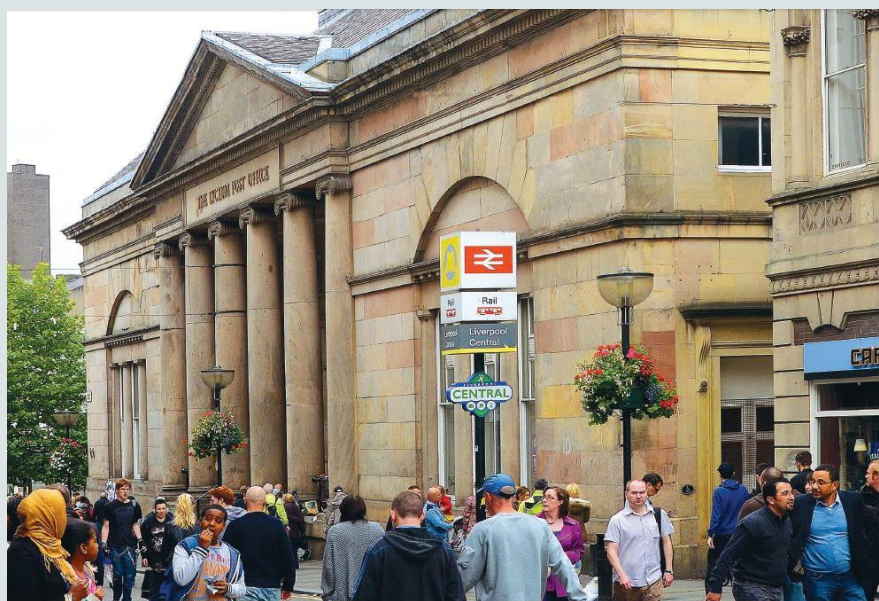




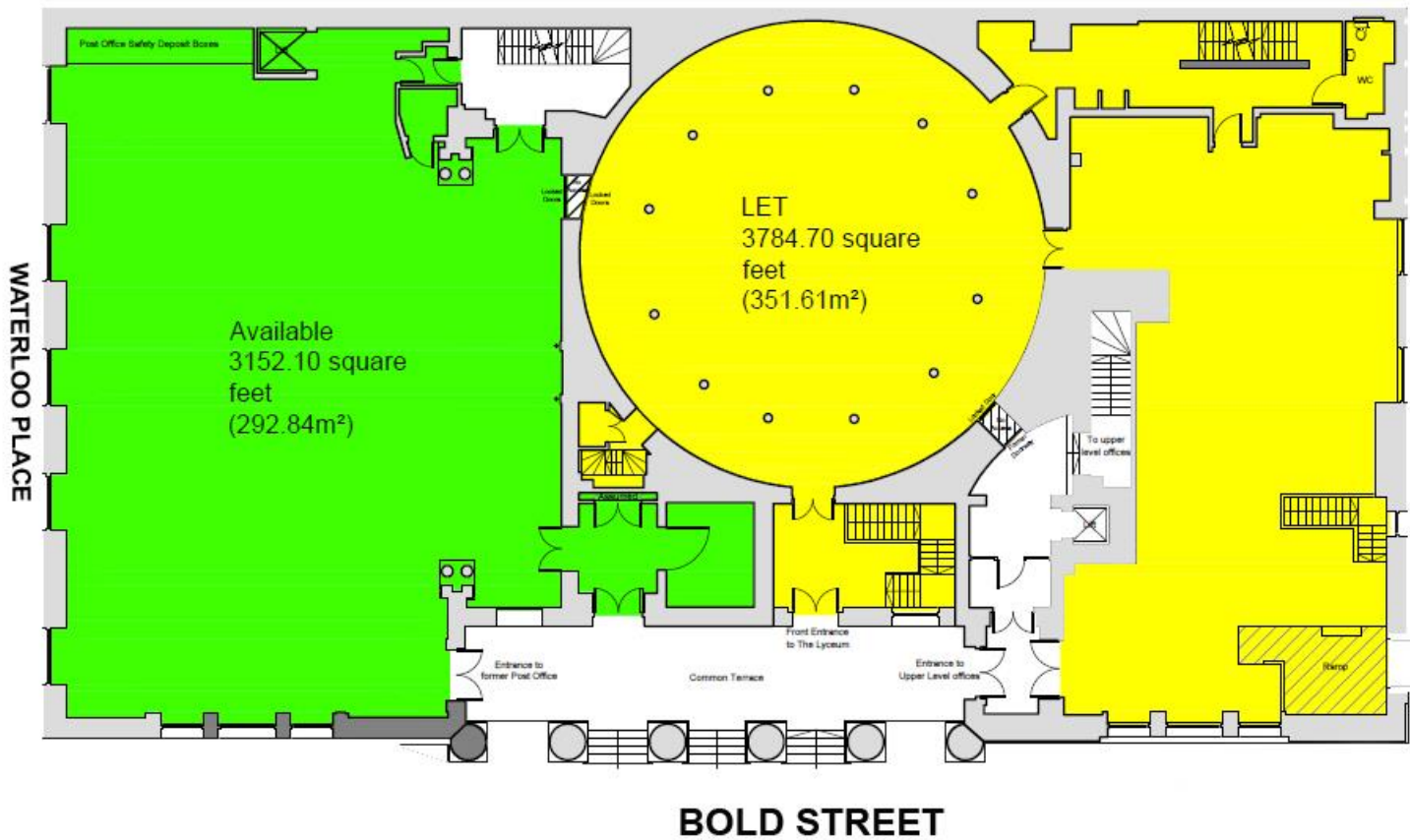
LANDMARK PROPERTY IN LIVERPOOL CENTRAL TO LET

Lyceum Building, Bold Street, Liverpool, L1 4NW

- Located in the heart of Liverpool city centre
- Situated next to the Bold Street entrance of Central Station
- Central Station handles approx. 50,000 passengers per day
- Grade II Listed Landmark Building
- Occupiers in the vicinity include Burger King, Taco Bell, Ladbrokes, Crazy Golf operator and various café bars/restaurants



Lyceum Building, Bold Street, Liverpool L1 4NW



Location

The property is located in the heart of Liverpool city centre at the junction of Bold Street, Church Street and Ranelagh Street, and connects to all routes into the traditional retail and leisure pitches of the city including Liverpool One.

Situation

The property is situated next to the Bold Street entrance of Central Station where Merseyrail, the regional rail operators, provides two main lines giving access to the North and South and the Wirral region. The station handles approximately 50,000 passengers per day.

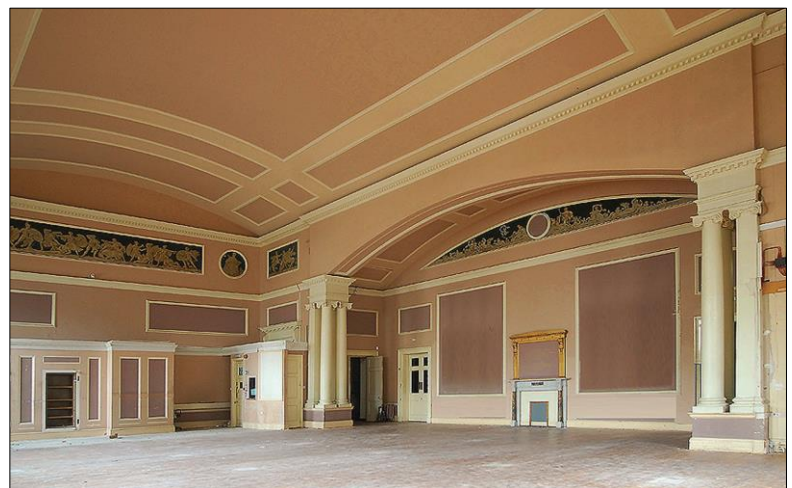
Description

The Grade II Listed landmark building was constructed in 1802 as the Lyceum Library. The property is of stone construction beneath a slate pitched and part mansard roof. The accommodation is arranged over lower ground/basement/ground/first/second and part mezzanine level. (Full plans are available upon request).

Benefitting from many original features including an ornate entrance to the ground floor, decorative pillars along the Bold Street frontage a circular pitched room internally, the property underwent comprehensive modernisation and was extended at roof level in 1988/9.

Planning

We understand the property has planning for A1, A2 and A3/4 uses, and prospective occupiers are requested to undertake their own investigations in this regard. We would also invite interest from B1/D1 & D2 occupiers.



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property consultants

Call now 0151 242 3000
www.masonowen.com

Lyceum Building, Bold Street, Liverpool L1 4NW



Accommodation

3,152 sq ft (292.84 sq m)

Tenure

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

Rent

£130,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

To be re-assessed.

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

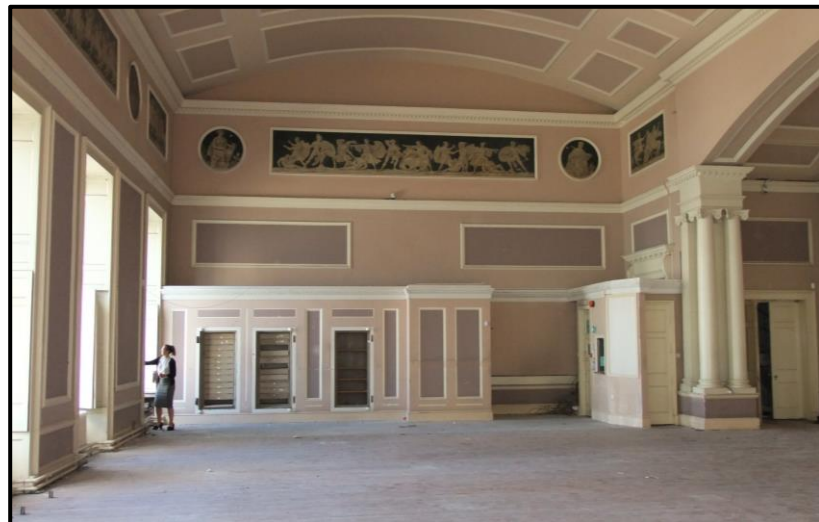
Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly through the agent:

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