



# TO LET

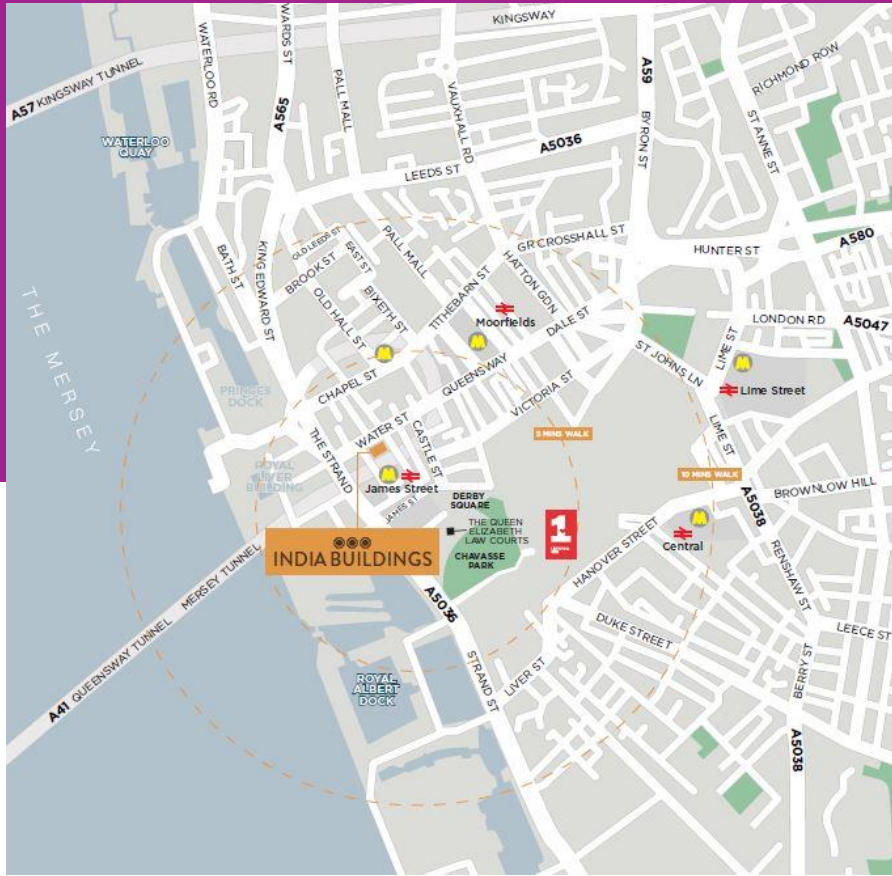
## GROUND FLOOR RETAIL UNITS

### Retail Units, India Buildings, Liverpool L2 0RD

- Ground Floor retail units forming part of India Buildings, an iconic Grade II listed building in the heart of Liverpool city centre
- Upper floors are to be occupied by HMRC with an estimated 3,000 expected to be based here
- India Buildings sits within the Castle Street area of Liverpool, popular with office and young professionals
- Available retail units have been left in a white box condition ready for fit out and ideal for start-up businesses



# Retail Units, India Buildings, Liverpool L2 0RD



## Area

FLOOR	SQ FT	SQ M	RATEABLE VALUE	RENT per annum exc
<b>40a Brunswick Street - UNDER OFFER</b>				
Ground	299	27.83	TBC*	£12,000
Basement	601	55.85		
<b>11 Drury Lane</b>				
Ground	294	27.35	£4,400*	£7,000
Basement	274	25.45		

\*We understand that these premises are subject to Small Business Rates qualification and no Rates but we do strongly advise interested parties to contact Liverpool City Council on 0151 233 3000 for further information.

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## 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](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

## Viewing

Strictly through the agent:

Peter Burke

t. 0151 242 3140

e. [peter.burke@masonowen.com](mailto:peter.burke@masonowen.com)

*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.*