

# TO LET



Unit 2, Queen Square, Liverpool L1 1RH



**1,862 sq ft**

Area



**£45,000 p/a**

Rent



**£22,250**

Rates - RV



**B28**

EPC

- Located in the heart of Liverpool City Centre in a highly prominent and visible position on Queen Square
- Close to Liverpool's most popular cultural attractions including Royal Court Theatre, Playhouse Theatre, Empire Theatre, World Museum, Central Library, Walker Art Gallery and St Georges Hall
- Queen Square Bus Station is one of the main bus hubs on the Merseytravel bus network providing access to bus routes throughout Merseyside
- Other occupiers in the Queen Square development include Five Guys, Nandos, La Tasca, Copacabana, Ask Italian, Buffalo Jacks, TSO's, Yates, Doctor Duncan's Pub and the Marriott Hotel
- Queen Square provides easy access to the main shopping centres of Liverpool One, Met Quarter, St John's Shopping Centre and Church Street.
- Q-Park car park is situated at Queen Square and is one of the most accessible car parks in Liverpool city centre



### Area

1,862 sq ft (172.98 sq m)

### Tenure

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

### Rent

£45,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value April 2023 Valuation: £22,250

### EPC

B28

### Legal costs

Each party to be responsible for their own legal costs.

### Situation

Queen Square occupies a highly prominent and visible position in the heart of Liverpool City Centre.

The scheme is perfectly located to take advantage of some of these popular cultural attractions, including the Liverpool Empire Theatre, The Royal Court Theatre, The Playhouse Theatre, St Georges Hall, Central Library, Walker Art Gallery and the World Museum Liverpool.

Queen Square is easily accessible by Rail, Road, and Bus, with Queen Square Car Park and Queen Square Bus Interchange (40,000 passengers per day and 14 million passengers a year) both located on the scheme.

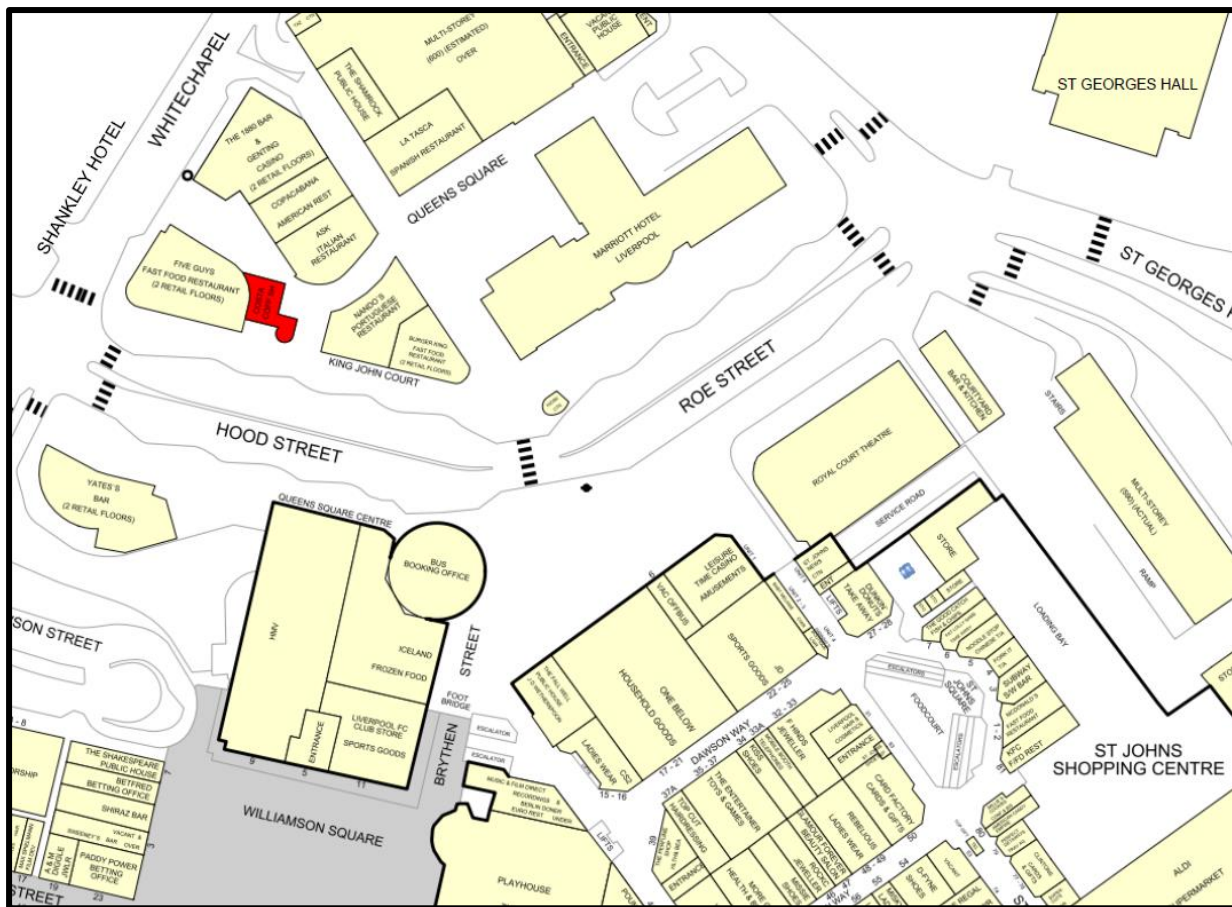
Queen Square Car Park is considered one of the principal car parks serving the city centre and currently serves approximately 347,000 vehicles per year.

The scheme is also situated in close proximity to Lime Street Station and immediately to the east of the property is the Marriot Hotel.

The local vicinity is set to strengthen further with the £35m regeneration of Lime Street.







For further information please contact:



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#### 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.

#### Anti 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.

#### Disclaimer

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