

TO LET



85/89 Lord Street, Liverpool, L2 6PG



7000 sq ft

Area - Ground Floor



On application

Rent



TBA

Rates - RV

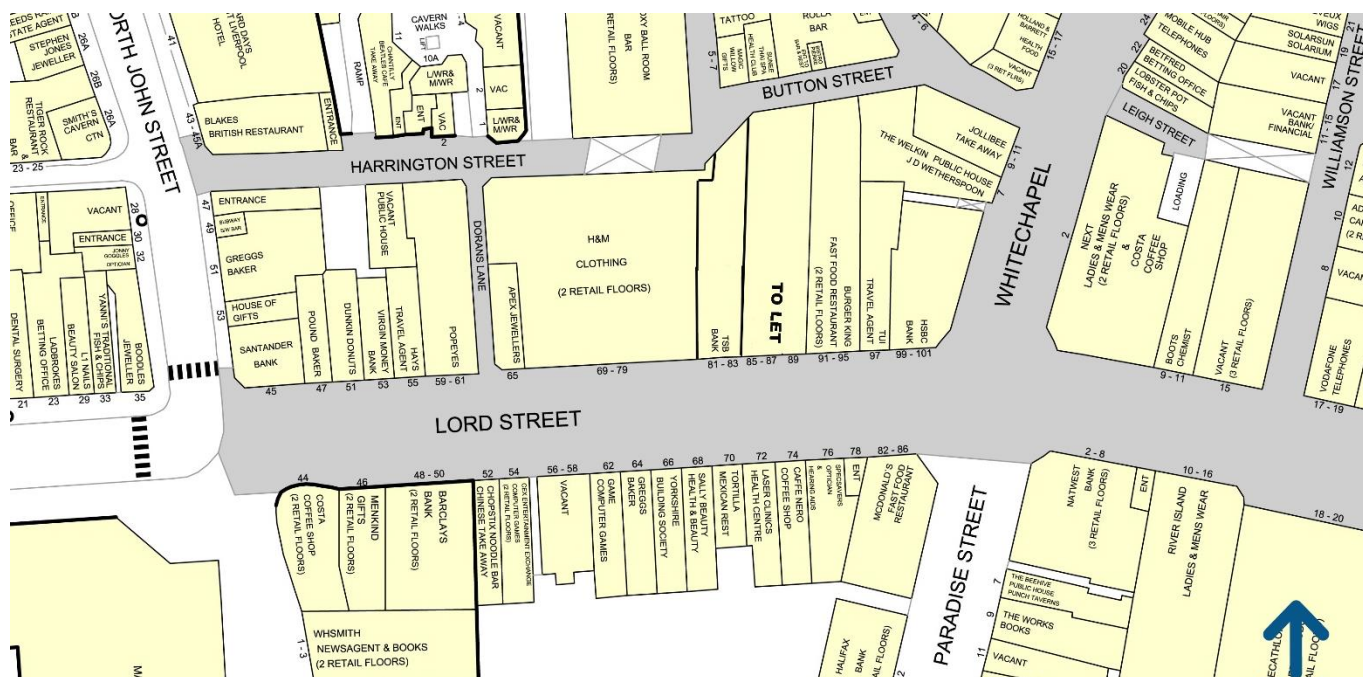


TBA

EPC

- Situated on one of the prime retail pitches adjacent to Liverpool One
- Basement storage with rear servicing
- Up to 16,000 sq ft of sales including first floor
- Comprehensive refurbishment proposed
- Potential to split
- Adjacent to H&M and TSB
- Grade II Listed building

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Area

Ground Floor 7,000 sq ft (650 sq m)
First Floor 9,000 sq ft (836 sq m)
Basement 7,000 sq ft (650 sq m)

Subdivision proposals on request

This Grade II Listed building comprises of ground and first floor sales areas together with basement storage benefiting from rear loading access on Button Street.

Planning

A1 Retail planning currently in place.

Tenure

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

Rent

On application. All rents per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

To be re-assessed following refurbishment.

EPC

To be re-assessed following refurbishment.

For further information please



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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.
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.

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