

# TO LET



## 9 Drury Lane (Part of India Buildings), Liverpool L2 0SD



**306 - 562 sq ft**

Area



**£9,000 pax**

Rent



**£7,100**

Rates - RV

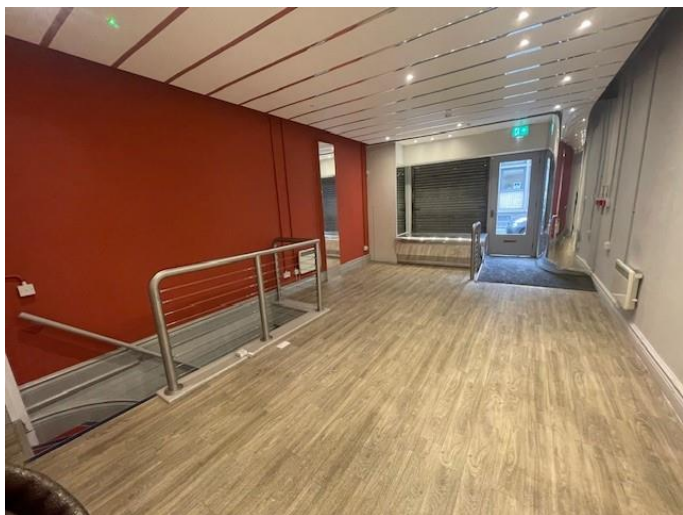


**TBC**

EPC

- Retail unit arranged over ground and basement areas forming part of India Buildings, an iconic Grade II Listed building in the heart of Liverpool city centre
- The upper floors are occupied by HMRC with an estimated 3,000 people based there
- India Buildings sits within the Castle Street area which has rapidly become one of the most desirable restaurant and leisure destinations in Liverpool
- Nearby occupiers include Hawksmoor, Restaurant Bar & Grill, Mowgli, Gaucho and The Alchemist
- On-street parking available

# 9 Drury Lane (Part of India Buildings) Liverpool L2 0SD



## Area

Ground Floor	306 sq ft (28.47 sq m)
Basement	256 sq ft (23.76 sq m)

## Tenure

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

## Rent

£9,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value April 2023 Valuation: £7,100



## EPC

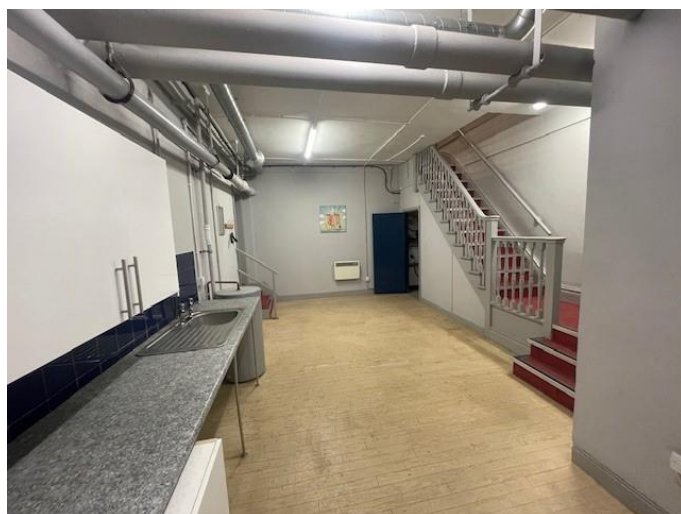
An energy performance certificate has been commissioned and will be available for inspection shortly.

## Planning

The premises currently benefit from Class E Planning Permission but would be suitable for a number of uses subject to the necessary consents.

## Legal costs

Each party to be responsible for their own legal costs.



7th Floor, 20 Chapel Street,  
Liverpool, L3 9AG

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Partners list is available upon request.

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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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