

# TO LET



## 3-5 Drury Lane (Part of India Buildings), Liverpool L2 0SD



**1,205 sq ft**  
Total Area



**£13,000 pax**  
Rent



**£8,900**  
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 of India Buildings 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



## Area

Ground Floor	721 sq ft (67 sq m)
Basement	484 sq ft (45 sq m)
Total	1,205 sq ft (112 sq m)

## Tenure

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

## Rent

£13,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value April 2023 Valuation: £8,900

## EPC

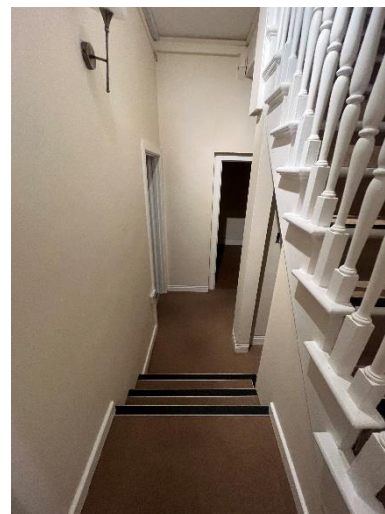
An energy performance certificate has been commissioned and will be available for inspection shortly.

## 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



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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.

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