

TO LET

Ground Floor Retail/Leisure Unit

Echo Building Old Hall Street Liverpool L3 9PJ



3,929 sq ft

Available



£35,000 pax

Rent



TBC

Rates - RV



B35

EPC

- Located in the heart of Liverpool's commercial business district
- Fronts onto Old Hall Street and Brook Street, a thriving major thoroughfare
- Prominent glazed street presence
- 207 Key Inside by Melia Hotel including Gino D'Acampo's Sky Bar located within the building
- 65,000 sq ft offices 100% let to Sony
- Short walk to many bars, restaurants and Liverpool One
- Directly facing St Pauls Business District
- Approx 2 minute walk to Moorfields Train Station

Echo Building Old Hall Street Liverpool L3 9PJ



Unit 4



Unit 4



Unit 4

Location

Echo Building is prominently located on the corner of Brook Street and Old Hall Street, right in the heart of Liverpool's thriving business district, and just a short distance from Moorfields Merseyrail station.

The area boasts a wide array of amenities catering to the business community, including Tesco Express, Sainsbury's Central, Greggs, Costa, Pret a Manger, alongside many popular independent coffee shops and food outlets.

Echo Building includes the 207-key Inside by Melia Hotel, which features Gino D'Acampo's Sky Bar with breathtaking views. The building also has offices let to Sony and DWP.

The NCP Pall Mall car park is conveniently located a mere 4-minute walk away, providing 840 parking spaces whilst Liverpool One and the city's retail centre with ample additional parking is less than a 10 minute walk away.

Description

Echo Building consists of ground floor commercial units which will be handed over in shell condition with capped off water and electricity supplies. The units are suitable for a variety of uses including gym, storage facility etc.

Availability

UNIT	SQ FT	SQ M	STATUS
Unit 4	3,929	365.0	AVAILABLE

Tenure

The remaining unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£35,000 per annum exclusive of rates, service charge, VAT and any other outgoings.

Service Charge

The tenant will be required to make a contribution towards the operation, maintenance and upkeep of common parts such as the service yard, plant areas and fire escapes. The current yearly payment is £5,310.

Rates

To be re-assessed.

EPC

B35

Legal costs

Each party to be responsible for their own legal costs.

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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.
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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