

# TO LET – Unit 4



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

- A double fronted prominent unit located in the heart of Liverpool city centre
- The Unit is within Echo Building and fronts onto Brook Street which links Old Hall Street with The Strand (A5052)
- Echo Building consists of 207 Key Inside by Melia Hotel including Gino D'Acampo's Sky Bar and offices let to Sony and DWP
- Panoramic 34 Restaurant is located adjacent to the subject unit
- Short walk to many bars, restaurants including Castle Street, Liverpool One together with many leisure facilities on Princes Dock including Wyld Sauna
- Approx 2 minute walk to Moorfields Train Station



# Unit 4 Echo Building Old Hall Street Liverpool L3 9PJ



## Location

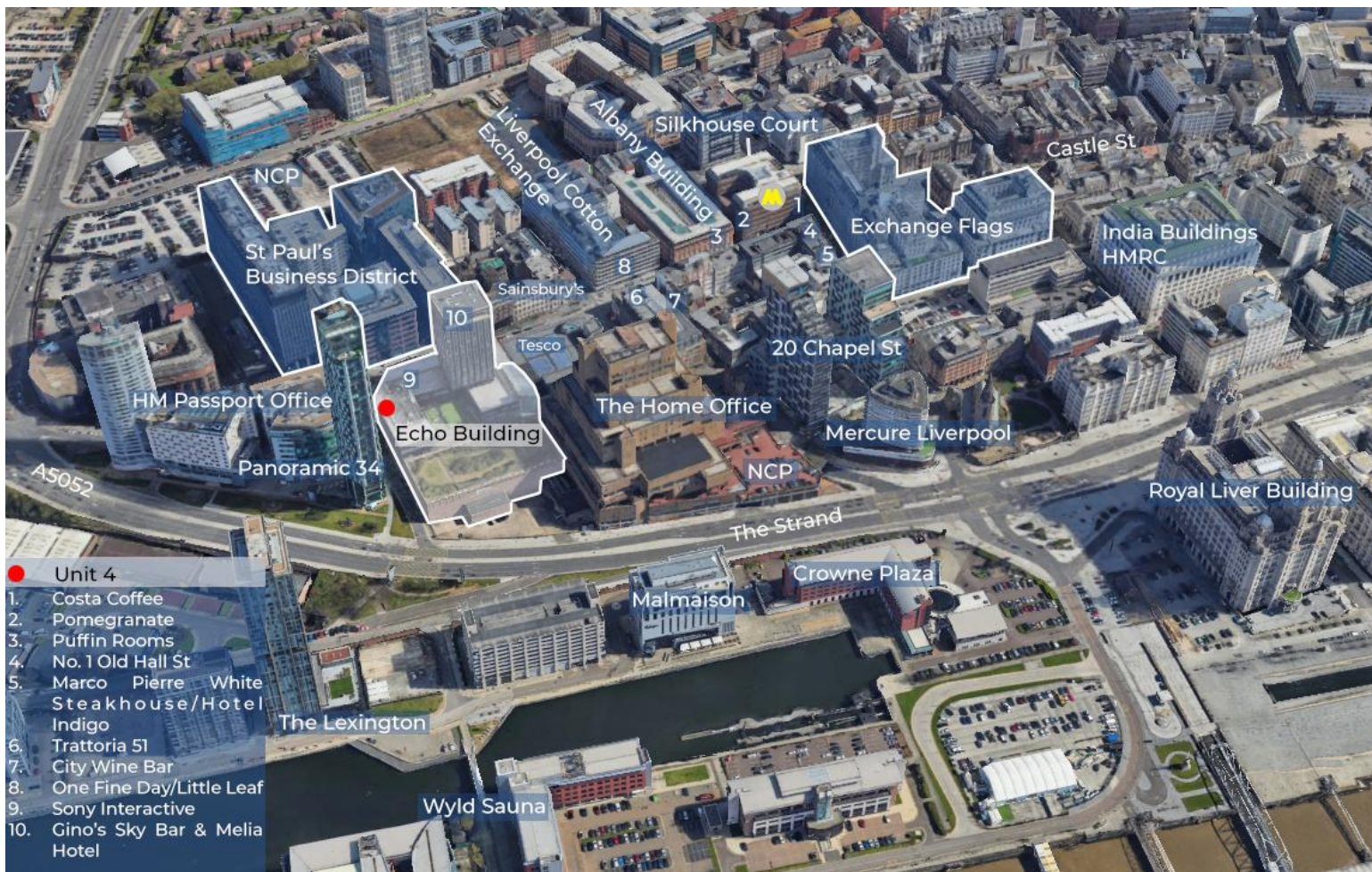
Echo Building is prominently located on the corner of Brook Street and Old Hall Street, right in the heart of Liverpool's thriving business district, and just a short distance from Moorfields Merseyrail station.

The area boasts a wide array of amenities, 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 Ininside by Melia Hotel, which features the very popular Gino D'Acampo's Sky Bar with its breathtaking views. The building also has offices let to Sony and DWP.

The entrance to Panoramic 34 Liverpool's highest fine dining restaurant on 34<sup>th</sup> floor of the West Tower is located immediately adjacent to the subject unit.

There is ample car parking in the vicinity including NCP Pall Mall (840 spaces) and NCP Capital (275 spaces) car parks conveniently located a few minute's walk away.



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

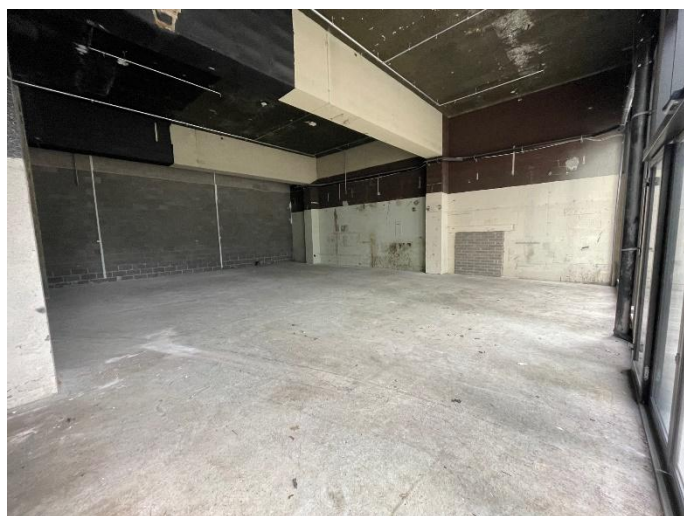
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[masonowen.com](http://masonowen.com)

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Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

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Partners list is available upon request.



# Unit 4 Echo Building Old Hall Street Liverpool L3 9PJ



## Description

Unit 4 boasts a prime location on Brook Street, offering excellent shop frontage.

The unit is currently presented in shell form so provides flexibility to accommodate a range of uses.

The landlord is offering attractive incentives for prospective tenants.

## Size

3,929 sq ft (365.0 sq m)

## 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

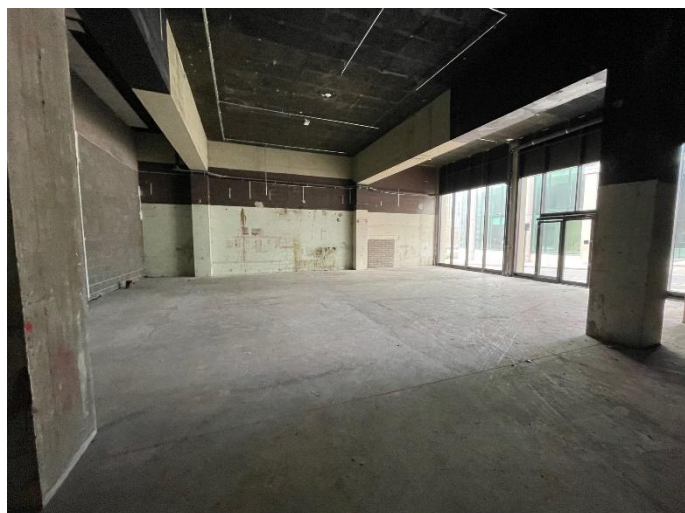
To be re-assessed.

## EPC

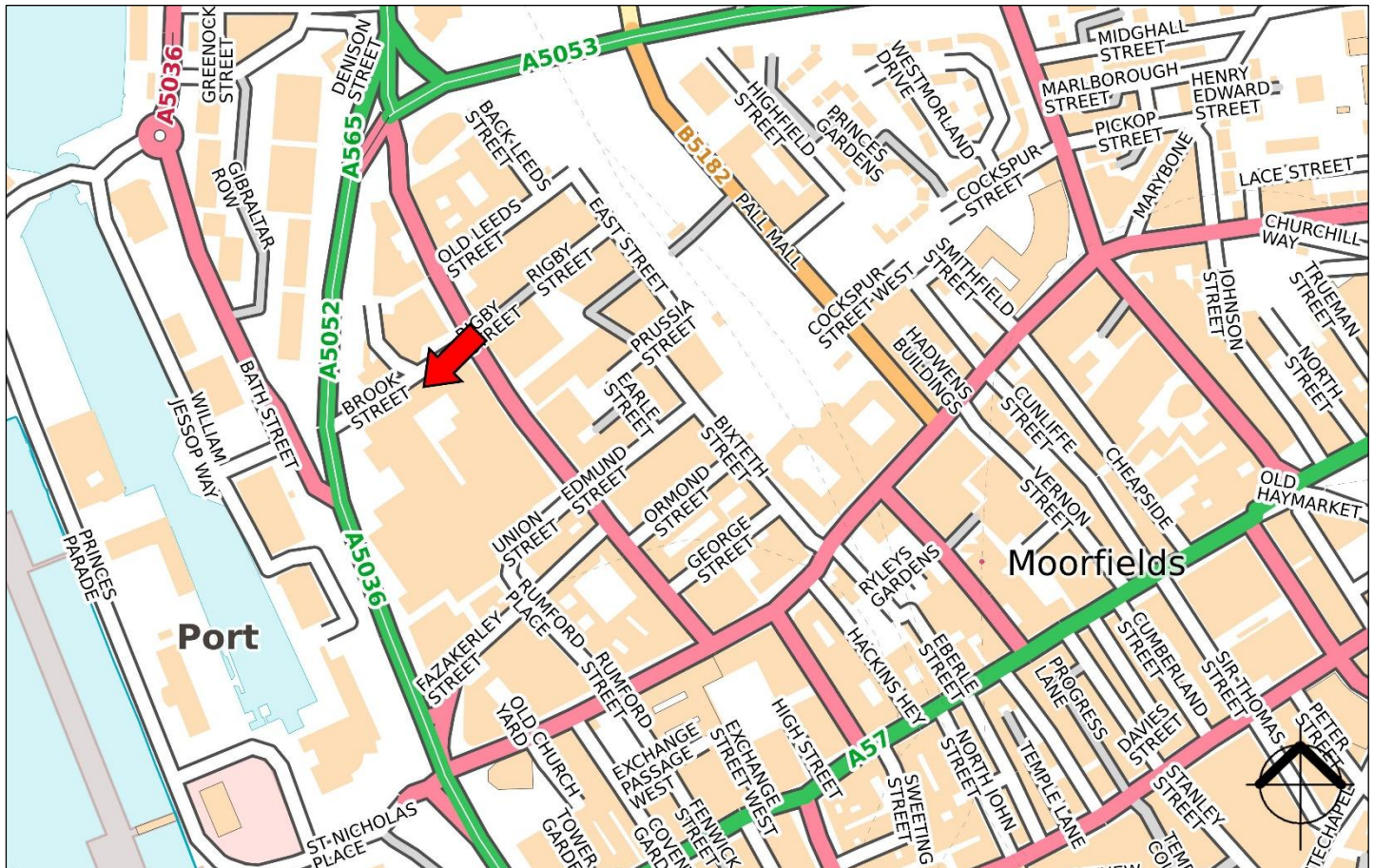
B35

## Legal costs

Each party to be responsible for their own legal costs.



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**For further information please contact:**

**E: [mopagency@masonowen.com](mailto:mopagency@masonowen.com)**

**T: 0151 242 3000**

#### 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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