

TO LET

Unit 4, Queen Square, Liverpool L1 1RH



- Centrally located in the heart of the City Centre
- Outside Seating for up to 70 covers





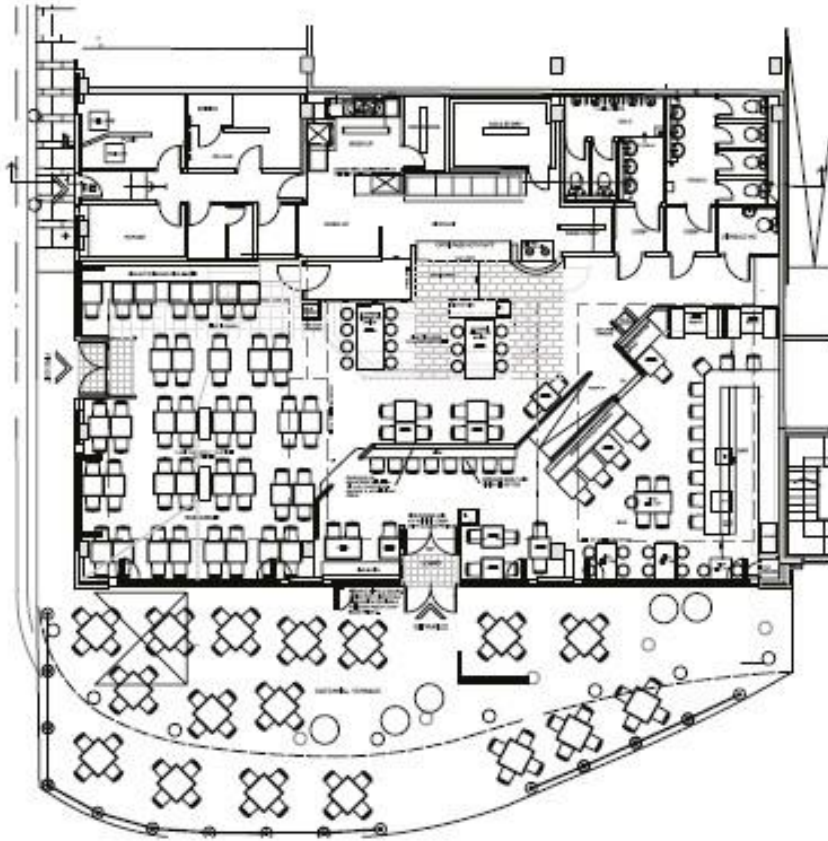
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### Situation

Queen Square is the city centre's primary bus station with connections to all over Liverpool and the North West.

Queen Square leads to all the main shopping areas of Liverpool including Church Street, Lord Street, Liverpool One and St Johns Shopping Centre.

There is on site parking (Q Park) for 568 spaces.

### Description

Former tapas restaurant with extensive seating area for up to 70 covers.

### Accommodation

Up to 3,760 sq ft (349 sq m)

Potential to split

### Lease

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

### Rent

£90,000 per annum exclusive of rates, service charge, VAT and any other outgoings.

### Planning

Suitable for a variety of uses subject to planning.

### EPC

E115

### Business Rates

Rateable Value: £45,500

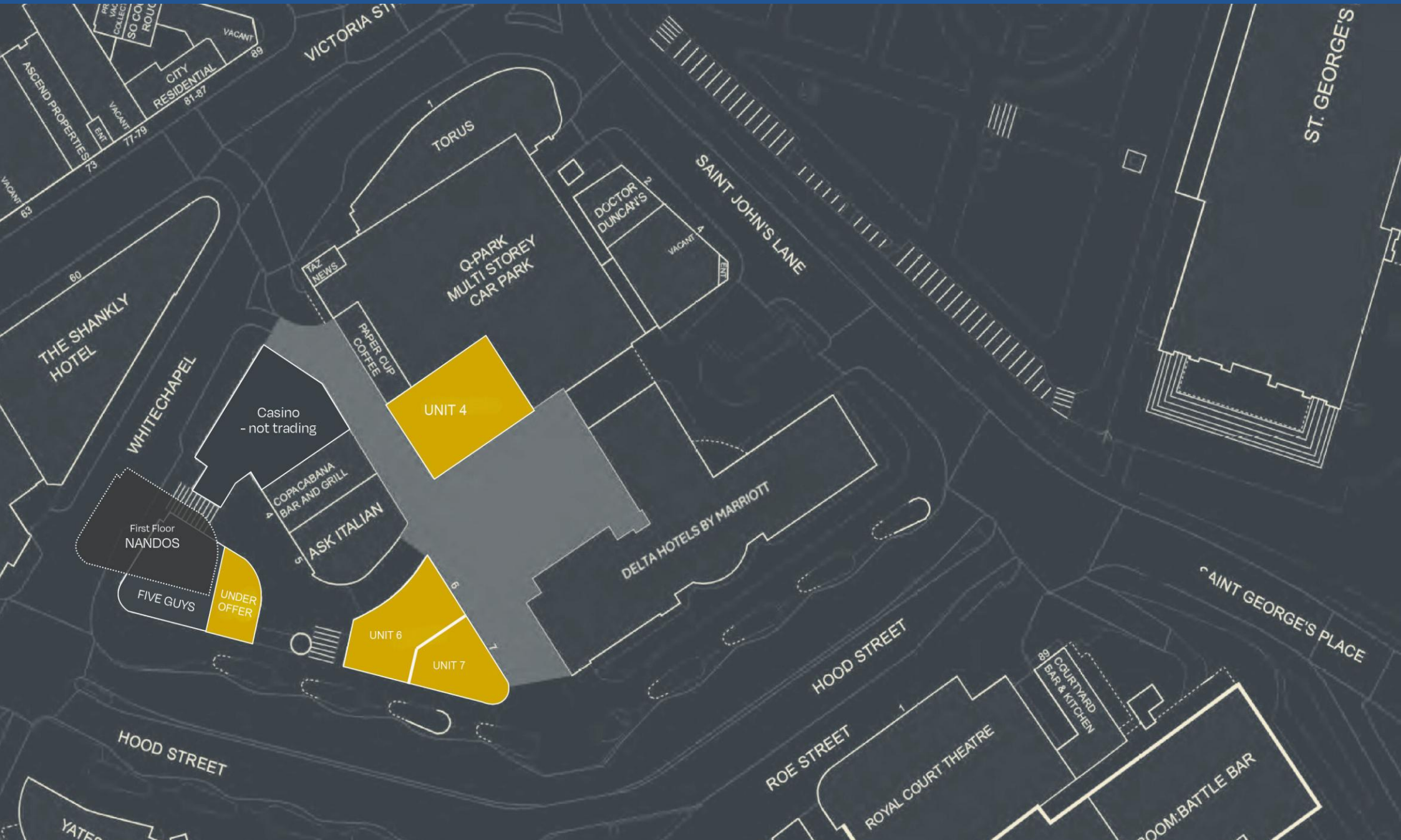
### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



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Royal Albert Dock  
Liverpool



City of Liverpool  
MATHEW STREET L2

METQUARTER  
LIVERPOOL

YATES

THE  
SHANKLY  
HOTEL

Williamson  
Square



Queen Square  
Bus Station

S'Johns  
LIVERPOOL

QS  
QUEEN  
SQUARE





## FOR FURTHER INFORMATION CONTACT:

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Partners list is available upon request.



### 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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