

TO LET

Units 6 & 7, Queen Square, Liverpool L1 1RH



Indicative CGI Image

Centrally located in the heart of the City Centre, adjacent to some of Liverpool's most popular cultural attractions



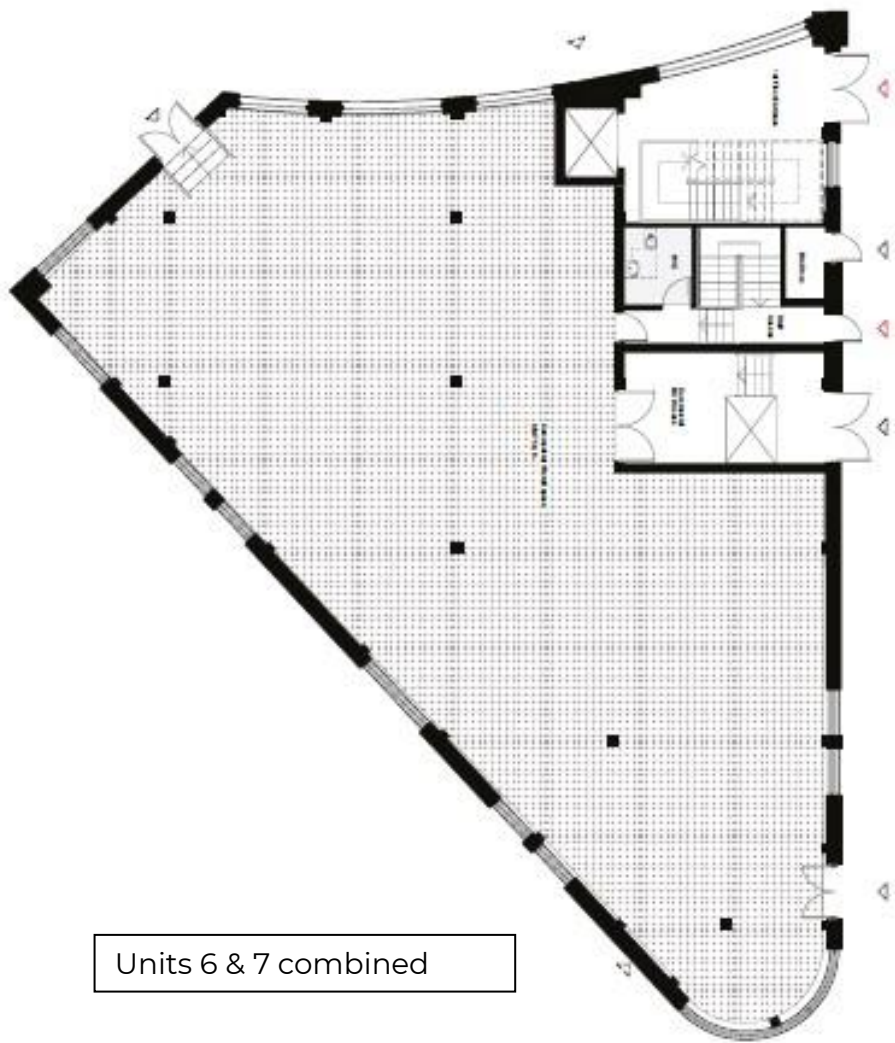
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Units 6 & 7 combined

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

Prominent F&B/Retail unit in shell condition adjacent to bus station pedestrian crossing joint. The accommodation is available in its existing configuration or could be combined as shown on plan.

Accommodation

Unit 6 (Former Nandos)	Sq Ft	Sq M
Basement	411	38.18
Ground Floor	2,088	193.98
First Floor	1,483	137.77

Unit 7 (Former Burger King)	Sq ft	Sq M
Ground Floor	1,484	137.87
First Floor	2,115	200.21

Lease

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

Rent

Unit 6 - £60,000 per annum exclusive

Unit 7 - £65,000 per annum exclusive

The rent is exclusive of rates, service charge, VAT and any other outgoings.

Planning

Suitable for a variety of uses subject to planning.

Business Rates

Unit 6 – Rateable Value: £49,000

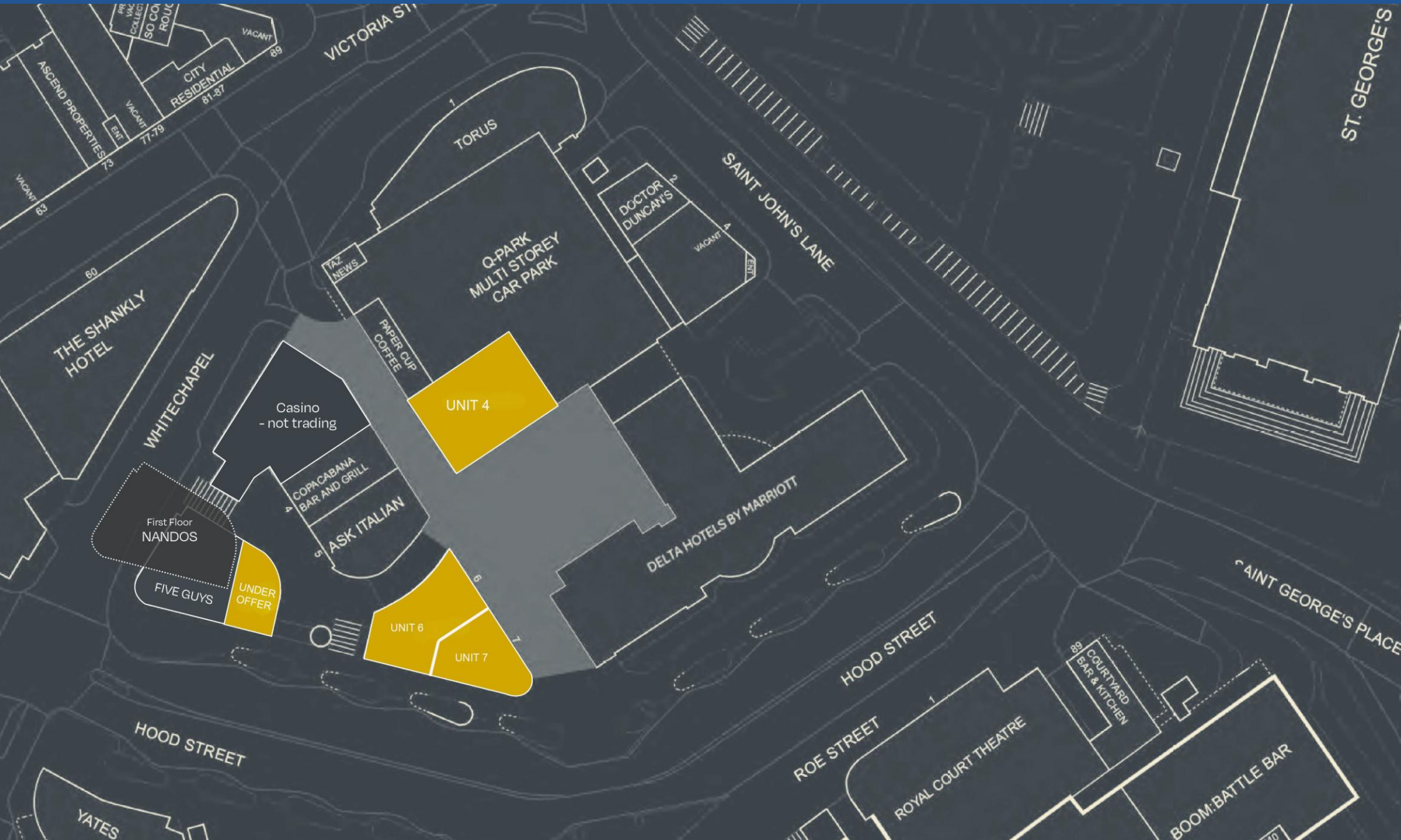
Unit 7 – Rateable Value: £47,000

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:

Peter Burke

07798 576790

Peter.burke@masonowen.com



**Mason
Owen**

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

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

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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. 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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