

TO LET

Ground Floor Commercial Unit

35 Bridgewater Street/Simpson Street, Liverpool L1 0AR



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Bridgewater Street North West Elevation.

Situation

Situated on a prominent corner position at Bridgewater Street and Simpson Street, just a stone's throw from Liverpool city centre, these premises lie at the heart of the vibrant Baltic Triangle district.

The area is home to a mix of operators including Love Lane Brewery, Baltic Bakehouse, Duck & Swagger Pub, Baltic Hotel, McDonald's, and KFC.

Once an industrial heartland, the Baltic Triangle has evolved into a thriving creative quarter. It hosts an eclectic range of studios, co-working offices, boutique hotels, music venues, and cutting-edge concept bars—making it one of Liverpool's most desirable lifestyle destinations.

The premises are conveniently located near key attractions such as Cains Brewery Village, Golf Fang, Camp & Furnace, Boxpark Liverpool and the bustling Baltic Market, enhancing both day and night time appeal.

The area is set to benefit from significant infrastructure investment with the planned £100 million Liverpool Baltic Station on the Merseyrail Northern Line. Construction is expected to commence in early 2026 with a potential opening in 2027.

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Description

The ground floor space will be provided to a shell specification with capped services.

It provides a signature position in the evolving Baltic District.

Suitable for a variety of uses subject to approval.

Area

Ground Floor – 1,679 sq ft (156 sq m)

May split – further details on application.

Tenure

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

Rent

£45,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Service Charge

There will be a service charge to cover the cost of the common areas.

Rates

To be assessed.

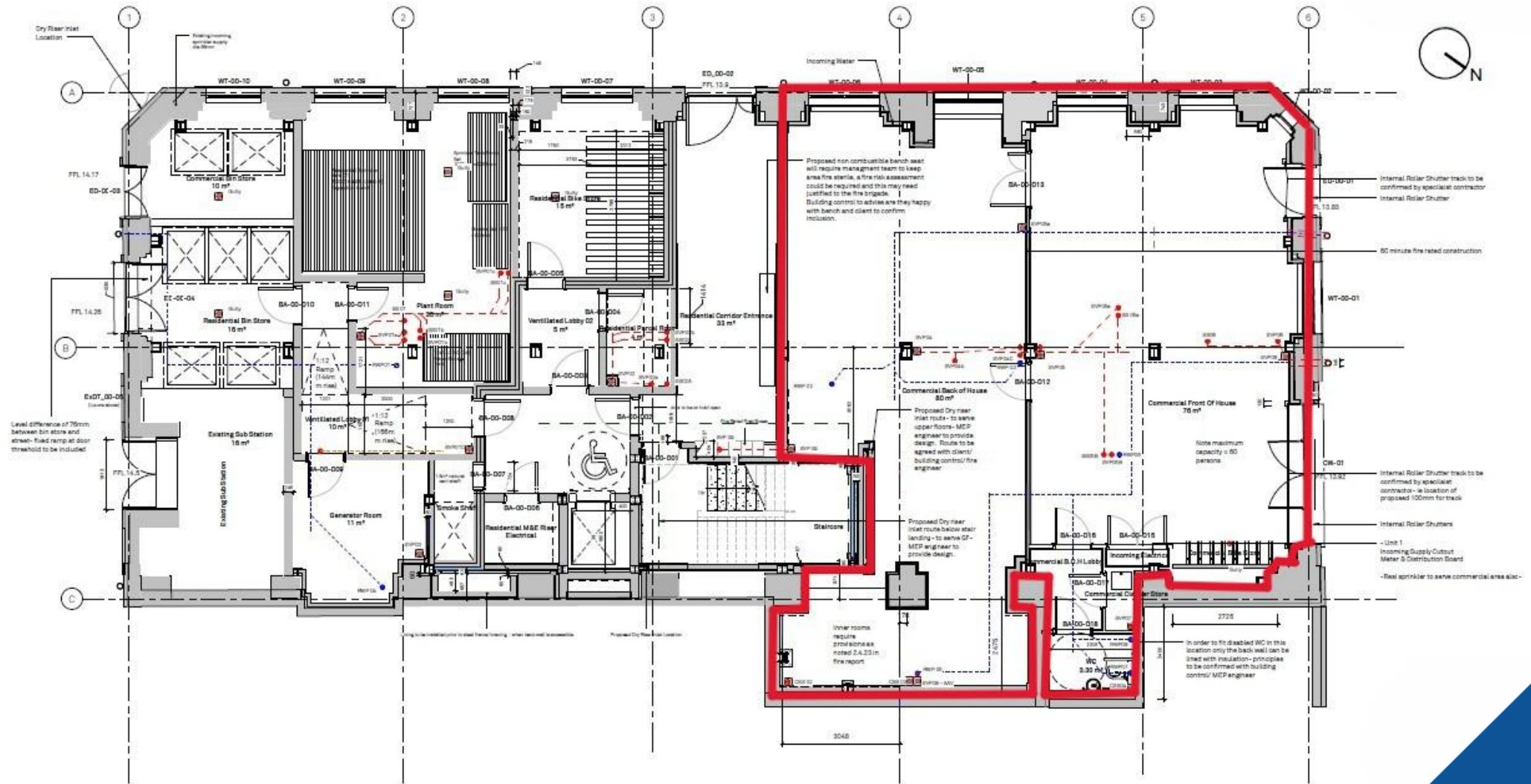
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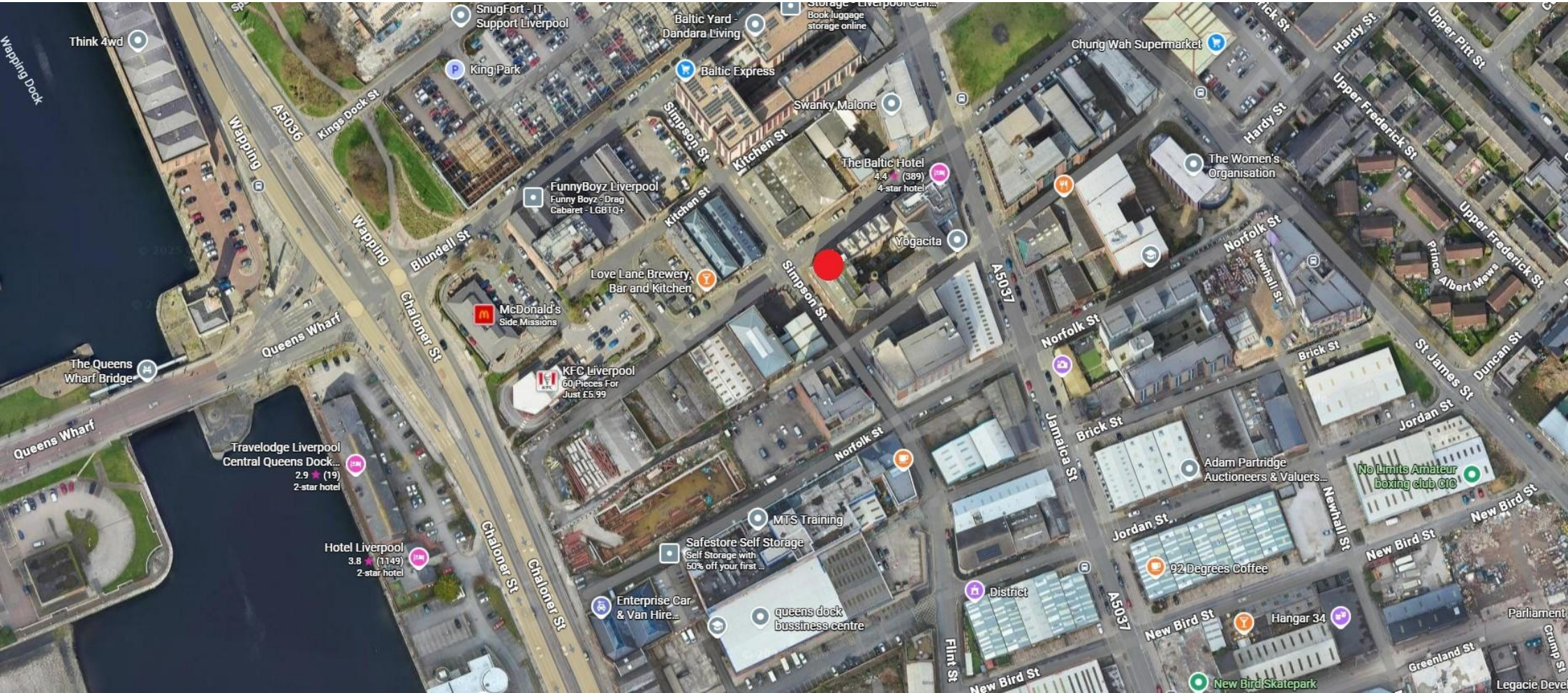
An Energy Performance Certificate will be provided following completion of works.

Legal costs

Each party to be responsible for their own legal costs.

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FOR FURTHER INFORMATION CONTACT:

Peter Burke

07798 576790

Peter.burke@masonowen.com

Helen Whitehead

bennett

T: 0151 706 0400

E: hw@bennettrec.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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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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