

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.

EPC

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

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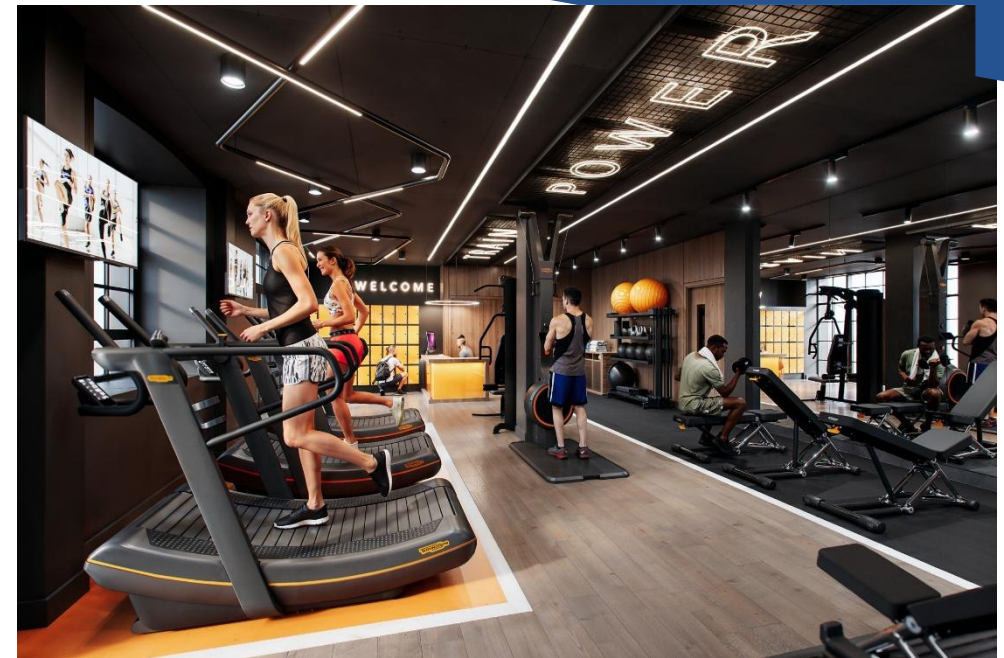


Planning

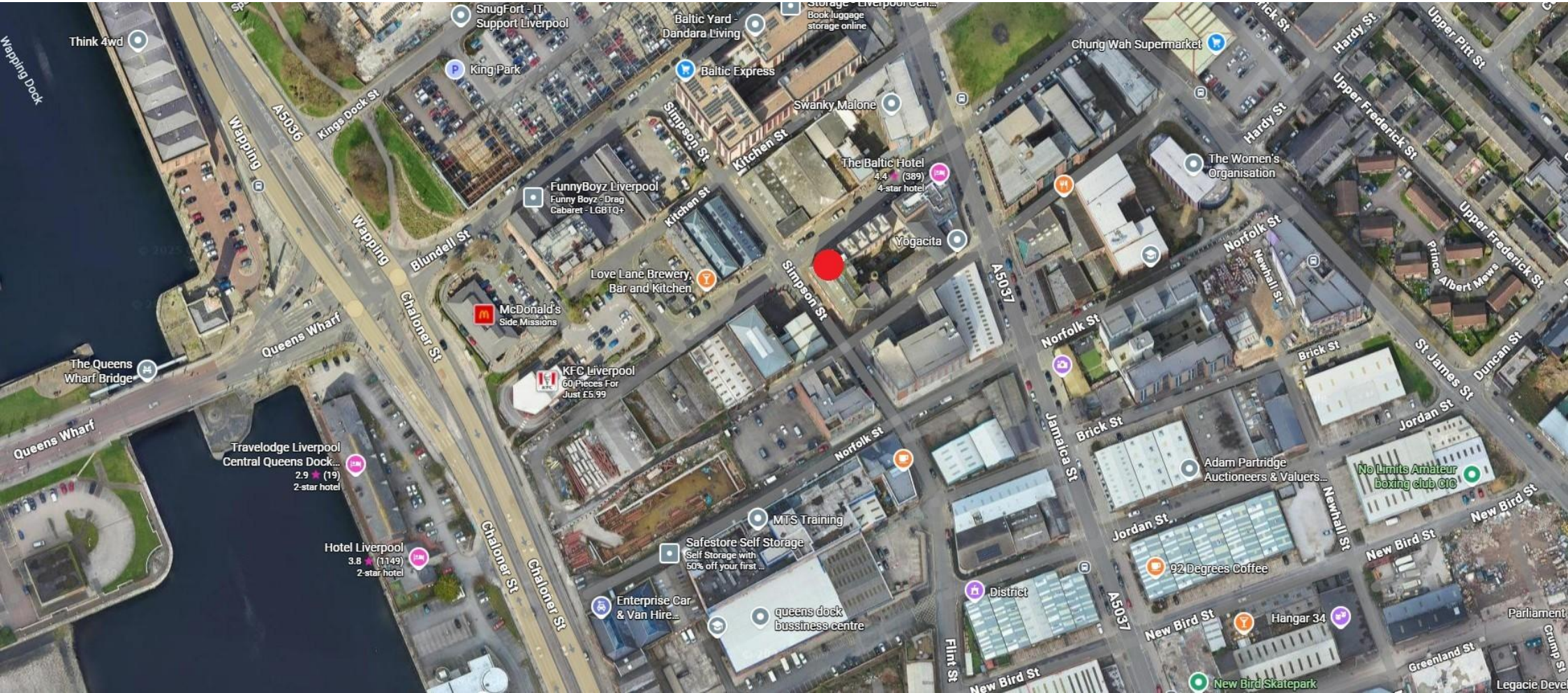
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Legal costs

Each party to be responsible for their own legal costs.



CGI visuals are provided to illustrate potential layouts and design concepts. They are for indicative purposes only and do not represent the final specification.



FOR FURTHER INFORMATION CONTACT:

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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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