



TO LET

Wellington Buildings, 9 The Strand, Liverpool, L2 0PP

- Prime City Centre Location
- Main Arterial Route
- Substantial Ground Floor Commercial Premises
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx Net Internal Area: 396.4 sq.m (4,266 sq.ft.)

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Location

The property is situated fronting onto The Strand, close to its junction with Brunswick Street. The property is in close proximity to all of the local amenities that Liverpool City Centre has to offer, as well as providing excellent transport links with James Street station approximately 0.2 miles south. The immediate surrounding area comprises a number of mixed use buildings, residential accommodation and a number of well-established commercial occupiers such as Oh Me Oh My!, Meet Argentinian Restaurant, Etsu Japanese Restaurant, 30 James Street Hotel, Travel Lodge, Tesco and nearby Liverpool One shopping complex.

The Property

The property provides a substantial ground floor commercial unit with a listed Georgian style period building, with a substantial hard frontage. Internally, the property is open-plan in nature, benefiting from floor-to-ceiling heights of 4.5 metres, and a shell-state condition with capped services.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Net Internal Area: 396.4 sq.m (4,266 sq.ft.)

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease for a term to be agreed.

EPC

The property has an EPC rating of D84. Full report available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

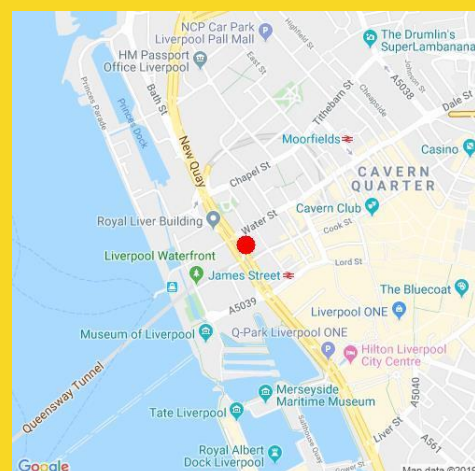
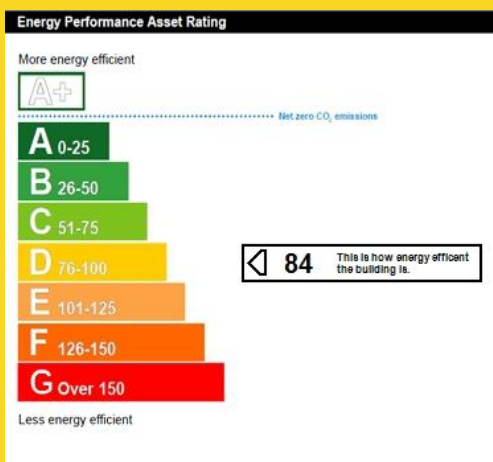
£42,500 per annum, equating to £10 per sq.ft., excluding business rates, V.A.T., insurance and all other outgoings.

Price

Offers invited

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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