



TO LET

Lower Ground Floor, 28
Exchange Street East,
Liverpool, L2 3PH

- City Centre Location
- Suitable for a Number of Uses
- Total Approx Net Internal Area:
24.66 (265 sq.ft)

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Lower Ground Floor, 28 Exchange Street East, Liverpool, L2 3PH

Location

The subject property is located fronting onto Exchange Street East, close to its junction with Tithebarn Street situated within Liverpool's central business district and comprises of a number of multi-storey office and residential buildings and within walking distance to the main retail district of Liverpool One. The location is well served by local transport links, with a number of local bus routes together with Liverpool Moorfields railway station situated within close proximity.

The Property

The subject premises comprises a self-contained lower ground floor commercial unit within a 4 storey, grade II listed, mixed use building suitable for a number of uses, subject to planning. Internally, the premises benefits from tiled floor coverings, modern spot lighting and LED lighting electric storage heaters and WC provision. Externally, the property benefits from a singled glazed timber framed frontage, and nearby kerbside parking provision (pay & display).

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: 24.66 sq.m. (265 sq.ft.)

Tenure

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

Rent

£15,000 per annum

EPC

A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £5,100.

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

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Contact: Tom Pearson

Tel: 0151 207 9339

Email: tom.pearson@skrealestate.co.uk

