



## TO LET

22 Sir Thomas Street,  
Liverpool, L1 6BB

- Prominent City Centre location
- Suitable for a variety of leisure, licensed and commercial uses subject to planning.
- Self-contained lower ground floor accommodation.

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## Location

The property is situated on the westerly side of Sir Thomas Street, close to its junction with Victoria Street.

It is located within a popular area of the city centre, which has seen considerable recent refurbishment and redevelopment, for a variety of Commercial, Hotel/ Leisure and Residential uses.

Communication links in the area are excellent, with Moorfields Merseyrail Station being situated close by, and local bus services available in Victoria Street, Sir Thomas Street and Dale Street.

It is also situated adjacent to ample on street and multi-storey car parking.

## The Property

The unit is situated at lower ground floor level within a multi-storey refurbished period building.

It comprises of an open plan retail/showroom area, which has a laminate floor cover and suspended ceiling incorporating recessed spot lights.

Heating is provided by wall mounted electric convector heaters. To the rear of the unit is a staff room, together with WC accommodation.

## Accommodation

We measured the property on a net internal floor area basis and calculate the area to be as follows:-

2,158 sq ft (200.48 sq m)

## Tenure

The accommodation is available on a new effective fully repairing and insuring lease at an asking rental of £24,950 per annum exclusive.

## Rates

RV £18,500 per annum exclusive. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

## EPC

An EPC is available on request.

## Viewings

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

Tel: 0151 207 9339

Contact: Chris Hennessy MRICS

Email: [chris.hennessy@skrealestate.co.uk](mailto:chris.hennessy@skrealestate.co.uk)

