



TO LET

Chicago Building,
15-17 Whitechapel,
Liverpool, L1 6DS

- Prime Retail Location in the heart of Liverpool City Centre
- Surrounded by National Occupiers
- Suitable For A Number Of Uses, S.T.P
- Total Approx NIA: 257.4 sq.m (2,770 sq.ft)

Location

The property is prominently situated on the ground floor of Chicago Buildings fronting Whitechapel, occupying a prominent position in the heart of Liverpool City Centre.

Whitechapel is a busy pedestrianised retail thoroughfare linking Church Street with Liverpool ONE. The unit is positioned between Stanley Street and Button Street within a vibrant and well-established retail and leisure pitch. The property is surrounded by a number of national occupiers alongside established independent retailers, benefiting from strong pedestrian footfall throughout the day and evening. Liverpool Lime Street, Central and Moorfields stations are all within easy walking distance, providing excellent public transport links.

The Property

The property comprises a ground floor retail unit with basement forming part of a large, mixed use city centre building. The ground floor provides an open plan main retail sales area benefiting from a prominent glazed frontage onto Whitechapel. The accommodation is predominantly open plan in configuration, offering flexibility for a variety of commercial uses (subject to the necessary planning consents). To the rear of the ground floor there is storage provision together with access to an internal staircase providing access to ancillary accommodation at basement level, which offers ancillary accommodation together with kitchen and WC facilities

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground Floor: 155.6 sq.m (1,675 sq.ft)

Basement: 101.8 sq.m (1,095 sq.ft)

Tenure

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

Rent

£115,000 per annum, exclusive of VAT, service charge, business rates and all other outgoings.

EPC

The property has an Energy Performance Rating of D93. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries the property has a rateable value of £87,500. 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 Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)