



# TO LET

Ground Floor, 20-48  
Basnett Street, Liverpool,  
L1 1ED

- Iconic George Henry Lee's Building
- Liverpool City Centre's Prime Retail Core
- **Flexible Lease Terms**
- Total Approx NIA: 616 sq.m (6,633 sq.ft)

## Location

The property is prominently situated on the ground floor of the former George Henry Lee's Building, occupying a highly visible corner position at the junction of Houghton Street and Basnett Street, in the heart of Liverpool city centre. This location lies within the city's prime retail and leisure core, immediately adjacent to Liverpool ONE, Clayton Square Shopping Centre and Church Street, which together form the principal shopping pitch in the city. The surrounding area is characterised by a high level of footfall, with a mix of national retailers, independent occupiers, cafés, bars and leisure uses, as well as offices and residential accommodation.

## The Property

The ground floor of the iconic George Henry Lee's Building is available to let by way of flexible lease terms, offering a rare opportunity to occupy accommodation within one of Liverpool city centre's most recognisable and historic commercial buildings. The unit comprises an effectively shell-condition, providing an open plan main retail sales area. To the rear, the accommodation extends to substantial ancillary space offering significant operational flexibility. Internally, the property retains a number of original architectural features providing a distinctive backdrop for occupiers seeking a statement city centre location within a landmark building. The property's prominent corner position and extensive ground-floor frontage ensure strong visibility and presence within Liverpool's prime retail core, making it particularly well suited to occupiers seeking a high-profile trading location.

## 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:

Unit 1: 481.6 sq.m (5,184 sq.ft)

Unit 2: 247.5 sq.m (2,664 sq.ft)

Total Approx NIA: 616 sq.m (6,633 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, with flexible short-term arrangement available.

## Rent

**Offers Invited.**

## EPC

The property has an Energy Performance Rating of B50. A full copy of the EPC is 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](http://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](mailto:tom.pearson@skrealestate.co.uk))