



TO LET

1 Regent Street,
Liverpool,
L3 7BN

- Attractive Trade Counter Unit.
- Prominent location close to Great Howard Street (A565).
- High specification/competitive rental.
- 182.2 sq. m (1,961 sq. ft)

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Location

The property is situated on the southerly side of Regent Street, close to its junction with Great Howard Street (A565).

It is located in the Ten Streets area, a popular commercial location, which is currently undergoing significant regeneration.

The area benefits from good communication links, with Great Howard Street forming one of the main arterial routes running north from Liverpool City Centre, and Merseyrail situated close by, at Sandhills and Moorfields Train Stations.

The Property

The unit comprises of a purpose built trade counter unit, with a secure external car parking area.

It is two-storey and of steel frame construction, clad externally with brickwork, and PVC coated profile steel sheeting.

The ground floor comprises a trade counter/reception area, with an adjacent loading bay, rear warehouse, and staff amenity accommodation.

The first floor provides three attractive offices, benefitting from good natural daylighting, and gas fired central heating.

Accommodation

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

Ground Floor: 138.7 sq. m (1,493 sq. ft)

First Floor: 43.47 sq. m (468 sq. ft)

Total: 182.18 sq. m (1,961 sq. ft)

Tenure

The unit is available on a new fully repairing and insuring lease for a term of 3 years upwards.

Rent

£15,800 per annum exclusive.

Rates

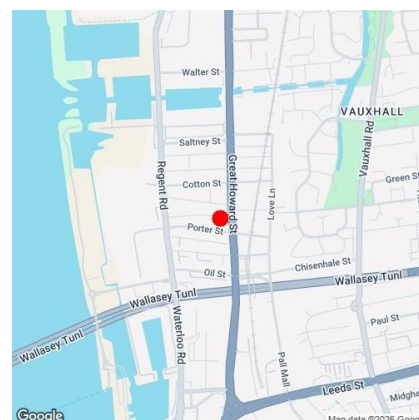
We understand through internet enquiries that the property has a rateable value of £14,500. Rates payable for the year 2026-2027 are £6,264 pa. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates

EPC

The property has an Energy Performance Rating of C74. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Contact: Chris Hennessy. Tel: 0151 207 9339 / 07435 986 377. Email: chris.hennessy@skre.co.uk



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