



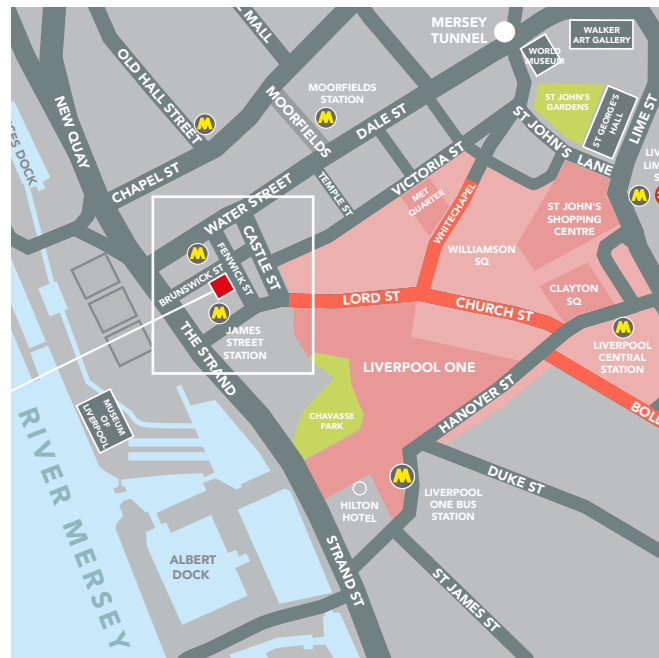
CORN EXCHANGE

BRUNSWICK STREET LIVERPOOL L2 0PJ

TO LET
PROMINENT GROUND FLOOR COMMERCIAL UNIT
2,061 - 2,556 SQ FT

LOCATION

- Corn Exchange is situated in Liverpool's central business district.
- Liverpool's best restaurants and bars in the immediate vicinity including Restaurant Bar and Grill, San Carlo, Piccolino, The Alchemist, Hawksmoor Steak Restaurant, Mowgli, Riva Blue as well as numerous cafés.
- Close proximity to key city centre amenities including the retail core, the Town Hall and Liverpool Law Courts.
- 250m from the city's waterfront.
- India Buildings, a 315,000 sq ft office building home to over 3,500 government office workers at HM Revenue and Customs, is located directly opposite.
- James Street Merseyrail Station is situated approximately 125 metres from the property, linking with the mainline station at Liverpool Lime Street.



CORN EXCHANGE

Corn Exchange is one of Liverpool's best known addresses.

The ground and first floors provide over 28,000 sq ft of office accommodation including the HQ offices of Mason Partners.

Ground floor retail occupiers include Dental Spa, Fenwick News and Philpots sandwich café.

Floors 2-8 are occupied by Stay City operating a 212 room apartment hotel serviced from the building's Drury Lane entrance.

COMMERCIAL UNIT

- The subject property comprises a prominent ground floor commercial unit fronting Brunswick Street.
- The accommodation is suitable for a range of commercial uses within Class E, including retail, cafe, restaurant, office, clinic and health centre etc.



ACCOMMODATION FEATURES

- Prominent ground floor unit.
- Excellent natural light from windows to Brunswick Street.
- Flexible open plan accommodation.
- LED lighting.
- Air conditioning.
- Double glazing.
- Kitchenette and WC facilities.
- Additional room available at the rear of the unit suitable for offices or storage etc.

FLOOR AREAS

The accommodation has the following net internal floor areas.

Ground	2,061 sq ft	(192 sq m)
Additional Room	495 sq ft	(46 sq m)
Total	2,556 sq ft	(238 sq m)






SERVICE
GRAPHICS





TERMS

Available by way of a new effective FR&I lease at a rent of £35,000 per annum exclusive. (Including main unit and additional room.)

Service charge and insurance will be payable in addition.

PLANNING

Class E (Commercial).

EPC

EPC rating D-92.

VAT

VAT will be payable on all sums due to the Landlord.

FURTHER INFORMATION / VIEWING

Please contact the agents:



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SUBJECT TO CONTRACT

Declaration. Directors of Mason Partners have an interest in the accommodation.

Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

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