

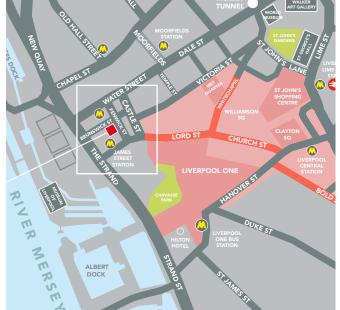


**TO LET PROMINENT GROUND FLOOR COMMERCIAL UNIT**2,061 - 2,556 SQ FT

#### **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.











# **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**

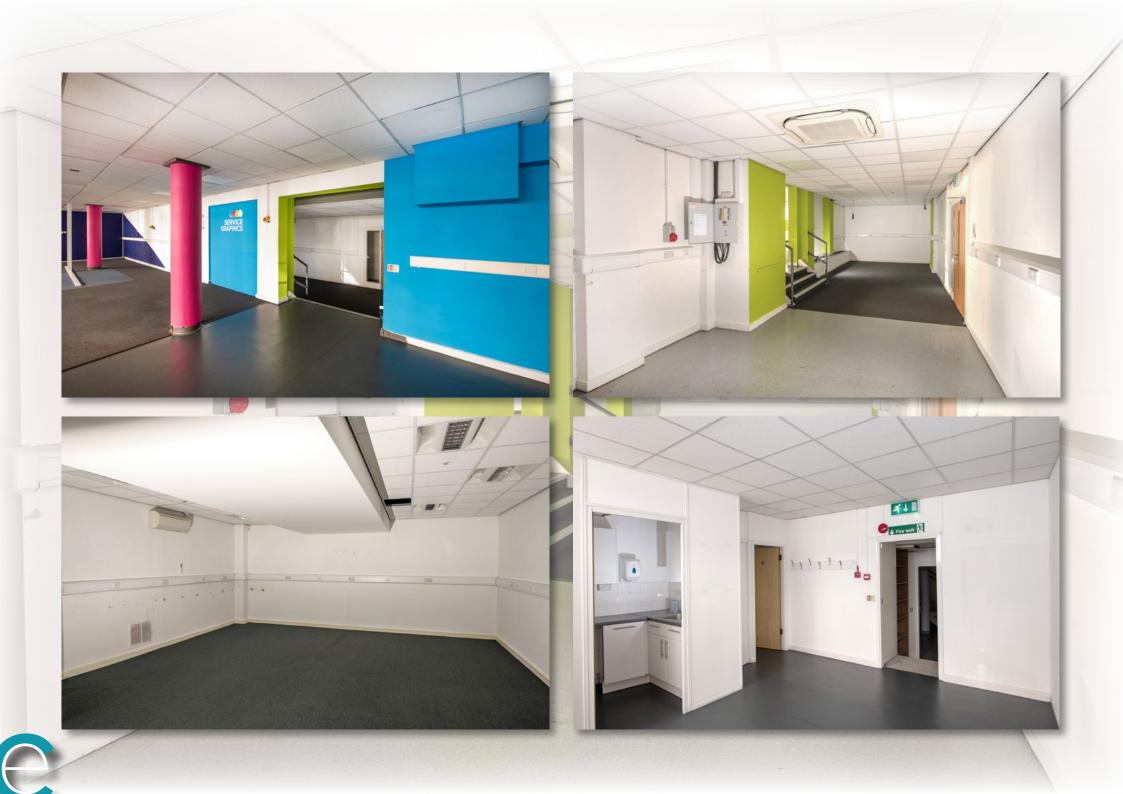
The accommodation has the following net internal floor areas.

| Total              | 2,556 sq ft | (238 sq m) |
|--------------------|-------------|------------|
| Additional<br>Room | 495 sq ft   | (46 sq m)  |
| Ground             | 2,061 sq ft | (192 sq m) |









## **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:



#### Jon Swain

jonswain@masonpartners.com M: 07810 435071

### Lee Quinn

leequinn@masonpartners.com M: 07788 188731

#### 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 offe 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.

July 2023 Design: Alphabet Design 0151 707 1199.



