



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

53 Lord Street, Liverpool L2 6PB



Rent: £105,500 PA

Ground Floor Area

1,216 Sq ft / 113 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Liverpool city centre is one of the UK's prime retail & leisure destinations attracting in excess of 29 million visitors each year.

Lord Street sits directly opposite Liverpool One, the city's prime shopping area, anchored by John Lewis and the newly opened Gravity MAX the 1.65 million sq ft complex is home to over 170 shops, bars and restaurants as well as an 18 - screen cinema, an indoor adventure golf course and a 3,000 space car park.

The subject premises occupy a prominent position on Lord Street, next to Dunkin' Doughnuts and Hays Travel. Nearby occupiers include GAME, Greggs, H&M, Tortilla, Caffe Nero, Costa, Popeyes, Menkind, Yorkshire Building Society, TSB and M&S.

Accommodation:

The premises are arranged over the ground, first, second and third floors.

Demise:	Sq Ft	Sq M
Ground Floor	1,216	113
First Floor	619	57.5
Second Floor	511	47.5
Third Floor	667	62

Rent:

£105,500 per annum exclusive

Tenure:

The premises are held on a full repairing and insuring lease which expires in December 2028.

Business Rates:

The premises currently has a rateable value of £74,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

December 2023

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53 Lord Street, Liverpool

