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## 14 - 15 ARGYLE COURT, CLEVELAND SQUARE, LIVERPOOL, L1 5BE

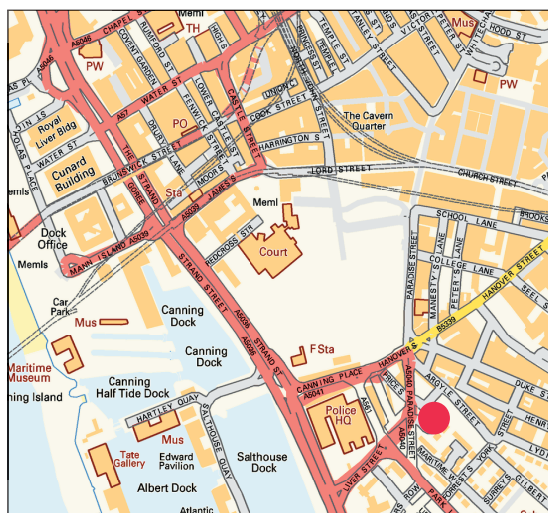
A COMMERCIAL UNIT SUITABLE FOR A VARIETY OF USES SUCH AS OFFICE OR RETAIL  
(SUBJECT TO PLANNING)

- \* ADJACENT TO NEW LIVERPOOL ONE, JOHN LEWIS STORE
- \* TWO CAR PARKING SPACES
- \* FULLY REFURBISHED.

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# 14 - 15 ARGYLE STREET, CLEVELAND SQUARE LIVERPOOL



## LOCATION

The subject property is located within the Ropewalks area. The main retail core is within five minutes walk and Liverpool's new retail development, Liverpool1, opposite. The main bus station and the Merseyrail Central train station are both situated within easy walking distance.

Ropewalks is renowned for being one of Liverpool's most creative quarters with the majority of occupiers being from the media, publishing, design and communication sectors.

## DESCRIPTION

The property comprises a mid terrace unit being part of a recently refurbished three storey development of mixed and commercial uses.

- WC incorporating shower room
- Mezzanine floor
- 2 secure parking spaces per unit
- Roller shutter fitted to the interior
- Fully fitted kitchen

The unit will appeal to both office and retail users subject to planning.

## ACCOMMODATION

The accommodation has been measured on a net internal basis in accordance with the RICS Code of Measuring. We calculate the overall floor area to be approximately as follows:

14 Cleveland Square – 479 sq ft (44.5 sq m)

15 Cleveland Square - 479 sq ft (44.5 sq m)

## RATES

The tenant will be responsible for any business rates levied on the demise by the local authority.

## VAT

All prices, outgoings and rentals quoted are exclusive of but maybe subject to VAT.

## TERMS

The accommodation is available on a new lease for a term to be agreed on full repairing and insuring terms.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts, Hitchcock Wright & Partners.

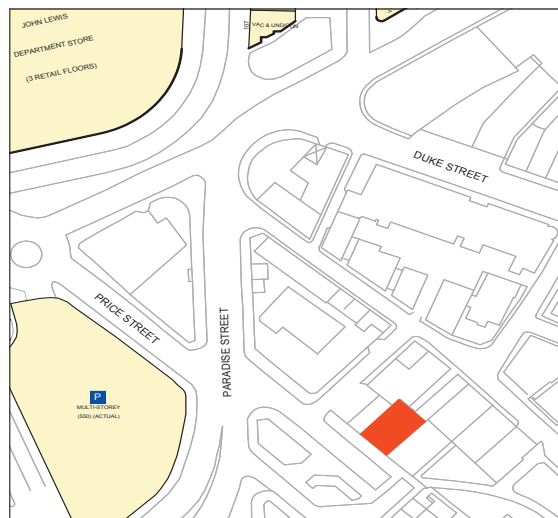
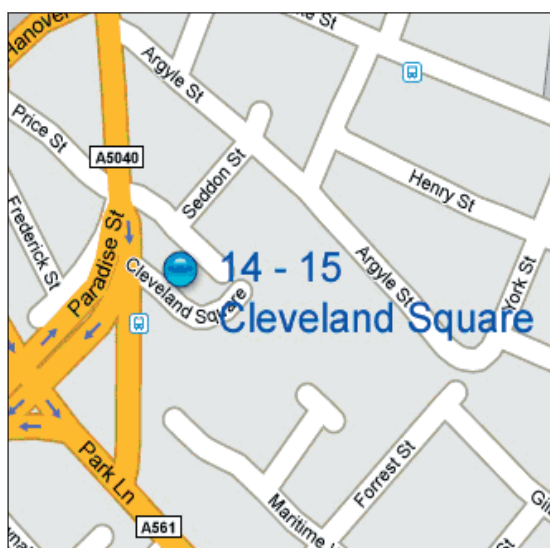
Tel. No. (0151) 227 3400.

Fax. No. (0151) 227 3010

Email: [brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

Alternatively contact our joint agents Keppie Massie, Andrew Byrne 0151 255 0755.

Details Updated NOVEMBER 2011 Subject to Contract



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