

27 LORD STREET LIVERPOOL



TO LET
LOWER GROUND FLOOR
FORMER FITNESS STUDIO
SUITABLE FOR ALTERNATIVE
USE SUCH AS OFFICE
190 sq m (2,045 sq ft.)

CONTACT HITCHCOCK WRIGHT
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CHARTERED SURVEYORS **Partners**
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LORD STREET LIVERPOOL



LOCATION

The premises occupy a prominent position in the heart of Liverpool City Centre on the edge of Liverpool's prime financial and professional district and immediately opposite Debenhams in the Liverpool One Shopping Centre.

James Street Station on the Merseyrail line and the new bus interchange at Canning Place are within a short walk. There is a new multi storey car park close by.

DESCRIPTION

The property has recently undergone a comprehensive refurbishment and provides a self contained fully fitted fitness suite which benefits from.

- Intercom access
- Intruder alarm
- Reception area including desk

- Raised seating / bar area
- Landscaped courtyard
- Fitness room with laminate flooring and mirrored walls
- Ladies and Gents shower facilities and w.c.
- Lift access

New pilates equipment can also be made available by separate negotiation if required.

The suite would also lend itself to alternative uses including office accommodation.

FLOOR AREA

Measured on a net internal area basis the accommodation extends to:

190 sq m (2,045 sq ft)

TERMS

The accommodation is available to let on a new fully repairing and insuring lease. Further details available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

BUSINESS RATES

The tenant will be responsible for the payment of business rates. The current ratable value of the premises is £8,400

VAT

All figures quoted are exclusive of but may be subject to VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop Hitchcock Wright & Partners. Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010 E-mail: nickharrop@hwandp.co.uk



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