

# TO LET

**Hitchcock & Wright**  
CHARTERED SURVEYORS & Partners

## City Centre Commercial Space

£26,500 per annum



### 18 Newington Building, Liverpool L1 4ED

#### LOCATION

Situated on Newington, a connecting street between Bold Street and Renshaw Street, within Liverpool's central retail and leisure core. This accessible location lies in the heart of the Ropewalks district, a vibrant area known for its mix of independent retailers, cafés & bars.

Bold Street, just metres away, is one of the city's most popular destinations, benefitting from high pedestrian footfall throughout. The property is well connected via public transport, with Liverpool Central Station and Lime Street Station a short distance away.

#### DESCRIPTION

The property provides ground floor accommodation with additional space at first floor and basement levels. It forms part of a Grade II listed terrace and features a glazed frontage onto Newington. The layout is predominantly open-plan and falls under Use Class E, making it suitable for a range of uses.

#### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

• Ground Floor:	95.77 sq.m	1,030 sq. ft.
• First Floor:	80.23 sq.m	863 sq. ft.
• Basement:	121.67 sq.m	1,310 sq. ft.
• Total:	297.67 sq.m	3,203 sq. ft.

#### LEASE

A new full repairing and insuring lease for a term of years to be agreed.

#### RENT

£26,500 per annum.

#### EPC

Available upon request.

#### UNIFORM BUSINESS RATES

- The ground and part of the first floor have been assessed having a rateable value of £10,500 per annum from 1st April 2023.
- Part of the premises have been assessed having a rateable value of £4,350 per annum from 1st April 2023.
- Part of the ground floor & basement floor have been assessed having a rateable value of £9,800 per annum from 1st April 2023.

#### VAT

The property is not elected for VAT.

#### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Sam Pearce of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk)  
[sampearce@hwandp.co.uk](mailto:sampearce@hwandp.co.uk)

Subject to Contract

Details Prepared July 2025



# 18 Newington Building, Liverpool L1 4ED

experian.

Liverpool Central (Organisation)

Modified: 16-Jul-25 12:21:45 / Surveyed: 06-Aug-24



Copyright and confidentiality © 2025 Experian. All rights

Experian Goad Plan Created: 16/07/2025