

RETAIL UNIT TO LET

£21,000 per annum



31-32 Parliament Street, Baltic Triangle, Liverpool L8 5RW

LOCATION

The subject property is located fronting Parliament Street which is approximately 1.5 miles from the Liverpool City Centre. Parliament Street is situated in the heart of the Baltic Triangle and caters for an array of commercial, residential, innovative sectors. The property is well connected with nearby car parks and bus stops and will further benefit from the forthcoming Liverpool Baltic railway station, scheduled to open in 2027.

Notable surrounding occupiers include Cains Brewery Village, Boxpark Liverpool, Baltic Market, Camp and Furnace, together with a number of modern residential apartment developments.

DESCRIPTION

The premises are located on the ground floor beneath residential apartments and consist of a rectangular, open-plan retail area with a large double-glazed frontage. The unit includes a stud-partitioned storage room and disabled W/C.

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 Total	107.73 sq.m.	1,159 sq.ft.
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TERM

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

RENT

£21,000 per annum.

VAT

The property is not elected for VAT.

BUSINESS RATES

To be confirmed.

EPC

Energy Certificate No. 8383-7250-3624-4480-7013

Rating: B

USER RESTRICTIONS

Prohibited users include Hot Food Takeaway or any use that requires extraction.

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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwardp.co.uk
alanafinn@hwardp.co.uk

Subject to Contract

Details Prepared March 2026



31-32 Parliament Street, Baltic Triangle, Liverpool L8 5RW

