

TO LET

Extensively Refurbished to a High Quality Ground Floor Commercial Unit Suitable for a Variety of Uses:

Medical, Aesthetics, Hair Salon, Design Studio, Recruitment Office etc (STP)

Within the heart of the Baltic Triangle / Cains Brewery Village area of Liverpool

1,685 sq.ft. (156.5 sq.m.)

**41 STANHOPE
STREET, LIVERPOOL,
L8 5RE**

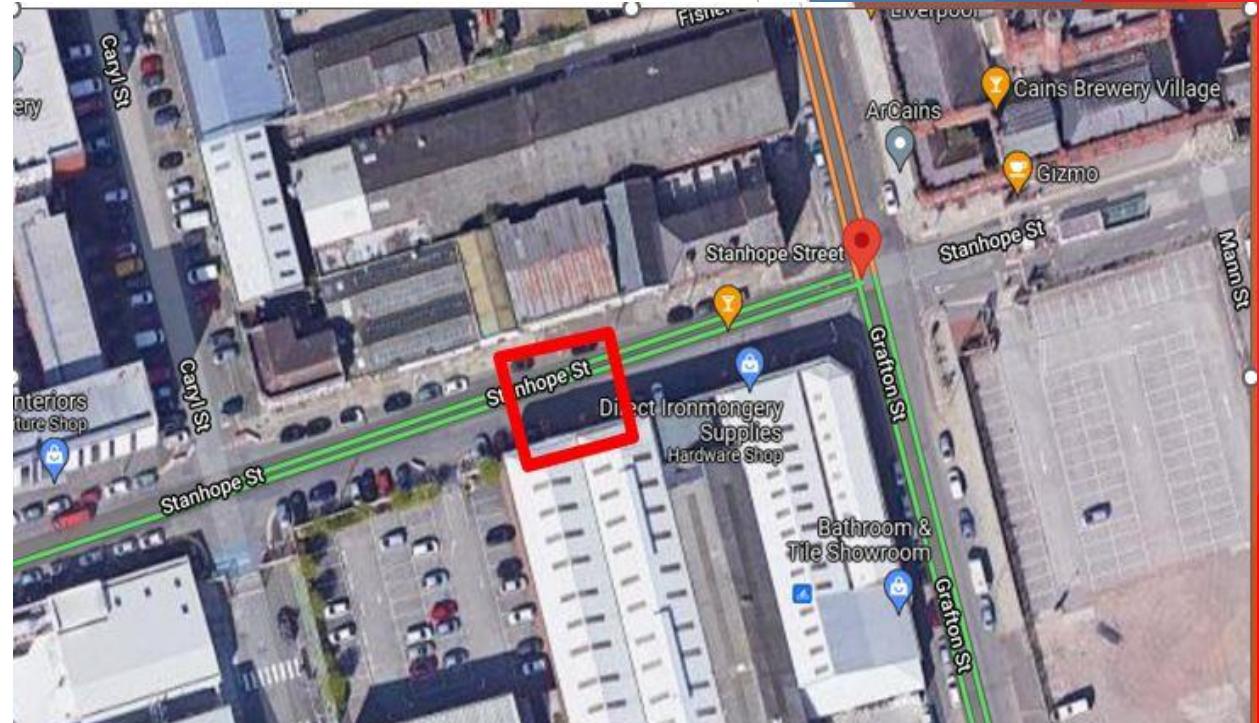


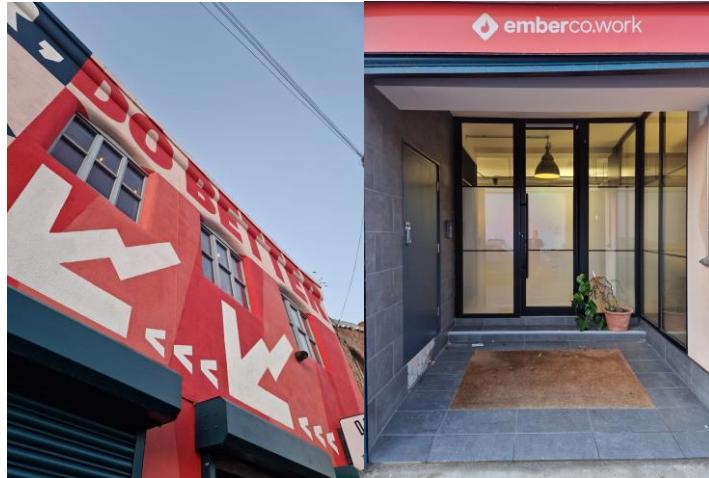
LOCATION

The property is located within the Cains Brewery Village / Baltic Triangle area of Liverpool City Centre, in close proximity to the Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

The area has undergone a radical regeneration over the past decade, driven by the Creative Industries sector, which has resulted in the eclectic mix of occupiers and uses evidenced as at todays date. Adjacent occupiers include H1780 Tap & Still Brewery, the Baltic Bakehouse and Eyre & Ellison, whilst within the wider vicinity Baltic Creative, Camp & Furnace, McDonalds and KFC are in occupation. Box park have also recently taken a substantial warehouse building that will be Liverpool's major cultural and creative hub. A fully integrated all day dining and events space. It will feature 8 independent traders from the city and include an external feature terrace for alfresco dining.

There are also a number of commercial, residential, student and hotel developments either under construction or constructed within the immediate vicinity of the subject site.





DESCRIPTION

The property comprises a traditional 2 storey brick construction former warehouse facility set beneath a pitched trussed roof structure. The building has rendered brick elevations, a profile clad roof and a roller shutter loading door directly onto the Stanhope Street thoroughfare.

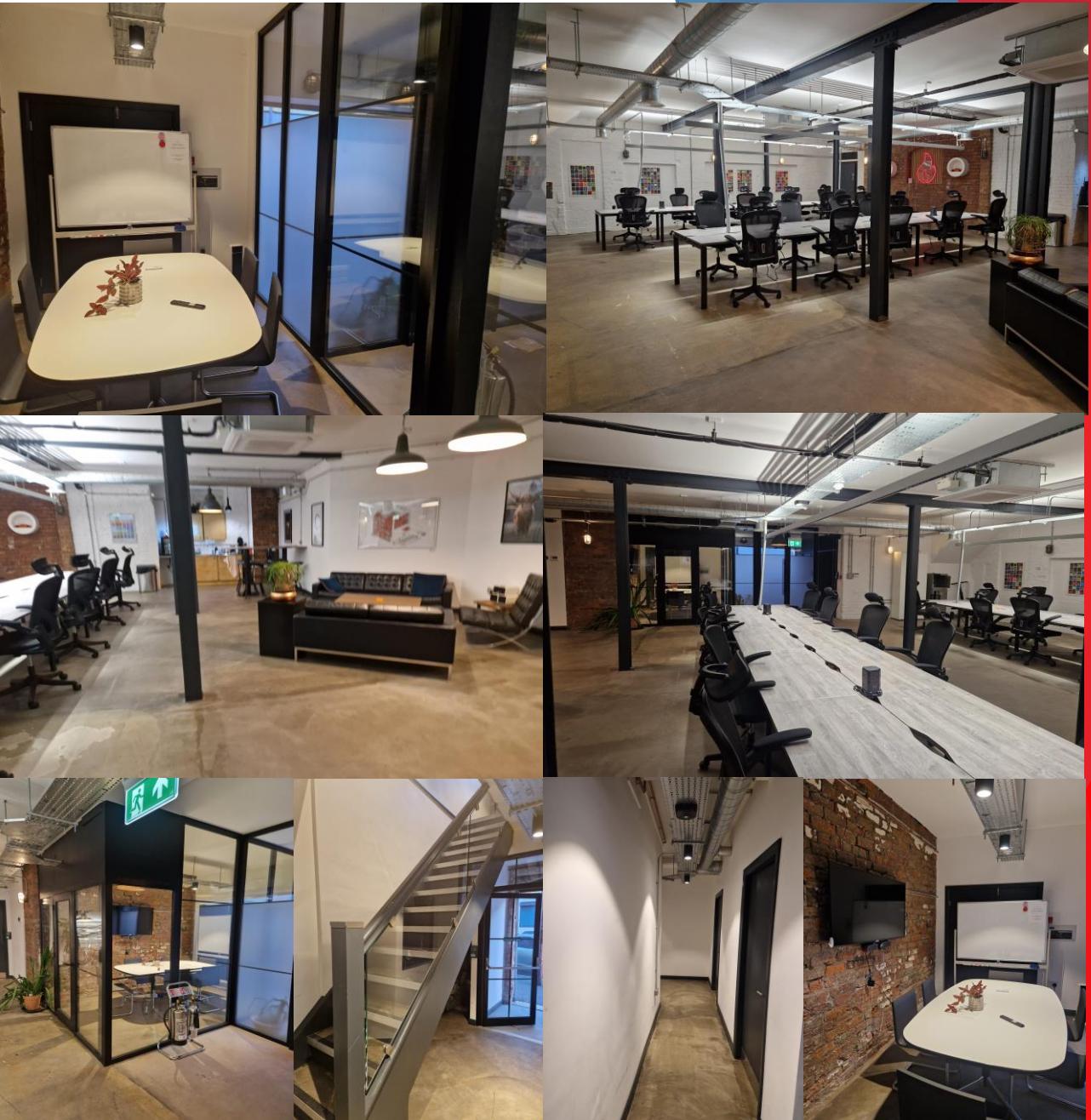
FEATURES AND SPECIFICATION

- All inclusive rental - rent utilities (heating, cooling, lighting, power consumption).
- State of the art heating / cooling system
- Glass passenger / disabled lift
- High quality office fit out
- Glazed meeting room

FLOOR AREA

The property comprises the following floor area on a net internal basis:-

Ground floor: 1,687 sq.ft. (156.5 sq.m)



LEASE TERM

A new lease is available for a term to be agreed on FR&I terms.

RENT

£40,000 per annum (including heating, cooling, lighting and power consumption)

EPC

Available upon Request

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the conveyance and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.



CONTACT/VIEWING

For any further information please contact the sole agents
Hitchcock Wright & Partners

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0151 227 3400

Details Prepared January 2026