

TO LET

BASEMENT COMMERCIAL SPACE

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£6,100 per annum



Basement Beetham House, 59-61 Tithebarn Street, Liverpool

DESCRIPTION

Beetham House, 59 - 61 Tithebarn Street comprises a converted Victorian building in Liverpool's commercial district. The building is well connected, with Moorfields Station close by and convenient pedestrian access to both Liverpool Lime Street and James Street stations, along with the wider city centre amenities.

The available basement suite provides well-presented accommodation arranged to offer an open-plan working area with a separate enclosed office / meeting room, supported by shared kitchenette and W/C facilities within the building. The accommodation is finished to a modern specification, incorporating carpet tile floor coverings, painted plaster walls and a suspended ceiling with recessed LED lighting. The configuration allows for flexible occupation and efficient use of space, making it suitable for a range of office and E-class occupiers seeking a central Liverpool location.

SPECIFICATION

The premises benefits from the following features:

- Open plan configuration
- Private office / meeting room
- Shared kitchenette & W/C facilities
- Carpet tile flooring
- Suspended ceiling with recessed LED lighting
- Electric wall-mounted heating
- Double-glazed windows
- Sump pump system
- Secure access from the building's communal entrance

ACCOMMODATION

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

Total 51.61 sq.m. 555 sq.ft.

RENT

£6,100 per annum exclusive of VAT.

SERVICE CHARGE

Service charge information available upon request.

VAT

All rents, prices and other figures included in these particulars maybe subject to the addition of VAT.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority. Small Business Rates Relief may be available, subject to eligibility.

EPC

TBC

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@hwardp.co.uk
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Subject to Contract

Details Prepared December 2025



Basement Beetham House, 59-61 Tithebarn Street, Liverpool

