

TO LET

Fully Self-Contained Period
Building Suitable for a Variety of
Uses:

Offices, Advertising /Marketing
Agency/Recruitment/Aesthetics

1,500 sq. ft. (139.41 sq. m)

**9 UNION COURT
LIVERPOOL
L2 4SJ**



LOCATION

The subject property is situated in an attractive cobbled courtyard within the heart of the city centre between Castle Street and Cook Street. The area is well served by local bus and rail service with the Merseyrail Stations of James Street and Moorfields lying within close vicinity.

Principal Features:

- Four storey self-contained office within attractive courtyard setting
- 1,500 sq.ft. (139.6 sq.m.)
- Own front door
- Fully refurbished
- Popular location within heart of the city centre.

DESCRIPTION

The property comprises an attractive period office building with accommodation on ground and three upper levels. Benefiting from an attractive direct private front door access facing onto Union Court.

Internally, each floor provides predominantly open plan accommodation benefiting from excellent levels of natural light. Each floor benefits from carpeting throughout with a mixture of rendered and papered/plastered walls and ceiling mounted fluorescent LED lighting. WC facilities are provided on the ground and third floors with kitchen facilities on the first and second floors.



ACCOMMODATION

The net internal floor area of the accommodation is as follows:

ACCOMMODATION	IMPERIAL	METRIC
Ground Floor	500 sq.ft.	46.4 sq.m.
First Floor	340 sq.ft.	31.5 sq.m.
Second Floor	350 sq.ft.	32.5 sq.m.
Third Floor	310 sq.ft.	28.7 sq.m.
TOTAL	1,500 sq.ft.	139.3 sq.ft.



LEASE TERMS

The building is available on new full repairing and insuring lease, terms to be agreed with further details available upon request.

RENTAL

Available upon request.

BUSINESS RATES

Available upon request.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.

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, stamp duty and any other consents thereon.

Misrepresentation Act 1967. These details are provided as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.



CONTACT/VIEWING

For viewing and further information please contact Brian Ricketts of Hitchcock Wright & Partners.

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Details Prepared October 2025