

# Liverpool

## 60 Old Hall Street

Class E Opportunity



### Location

The subject premises occupy a prominent location on Old Hall Street, in close proximity of Princes Dock and just a short walk away from Exchange Flags and Castle Street.

The property benefits from a significant office population within the vicinity, including the **Home Office**, **HM Passport Office** and **Sony Interactive**.

Located directly opposite **The Capital Building** and **INNSiDE Hotel**, other nearby occupiers include **Tesco Express**, **Pret A Manger**, **Sainsbury's** and **Gino D'Acampo Sky Bar**.

### Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

<b>Ground Floor Sales</b>	3,382 sq ft	314.19 sq m
<b>Ground Floor Ancillary</b>	875 sq ft	81.29 sq m

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

Upon application

### Rates

<b>Rateable Value</b>	To be re-assessed
<b>Rates Payable</b>	To be re-assessed

Interested parties are advised to make their own enquiries to Liverpool City Council on 0151 233 3050.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

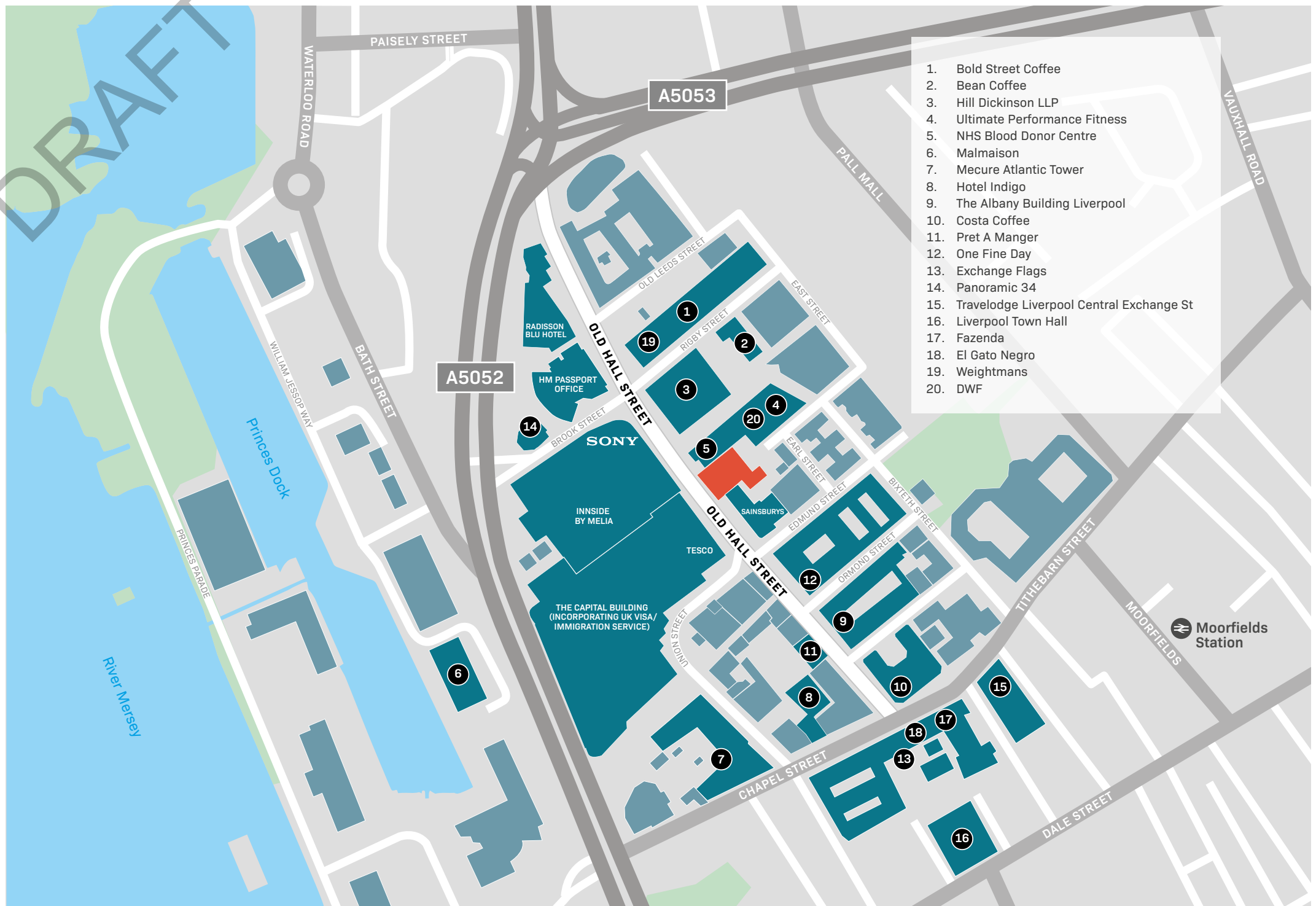
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DRAFT



1. Bold Street Coffee
2. Bean Coffee
3. Hill Dickinson LLP
4. Ultimate Performance Fitness
5. NHS Blood Donor Centre
6. Malmaison
7. Mecure Atlantic Tower
8. Hotel Indigo
9. The Albany Building Liverpool
10. Costa Coffee
11. Pret A Manger
12. One Fine Day
13. Exchange Flags
14. Panoramic 34
15. Travelodge Liverpool Central Exchange St
16. Liverpool Town Hall
17. Fazenda
18. El Gato Negro
19. Weightmans
20. DWF