

RETAIL UNITS - TO LET (POTENTIAL TO COMBINE)

LIVERPOOL | UNIT 1 & 2, BYROM POINT, BYROM STREET / GREAT CROSSHALL STREET | L3 2AT

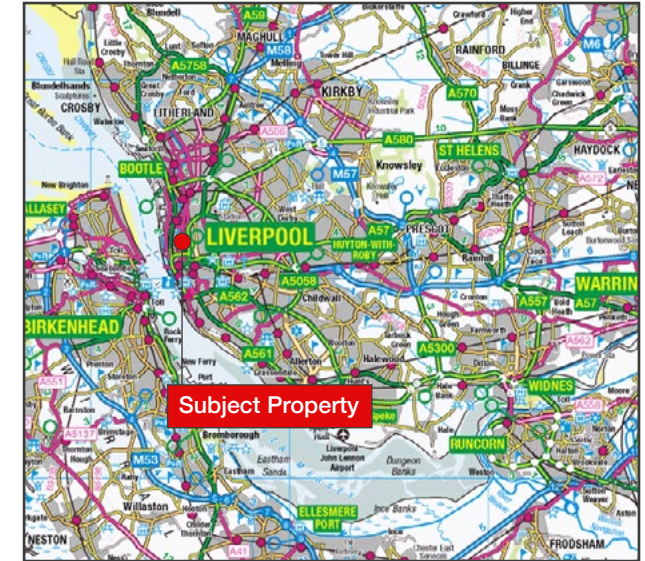
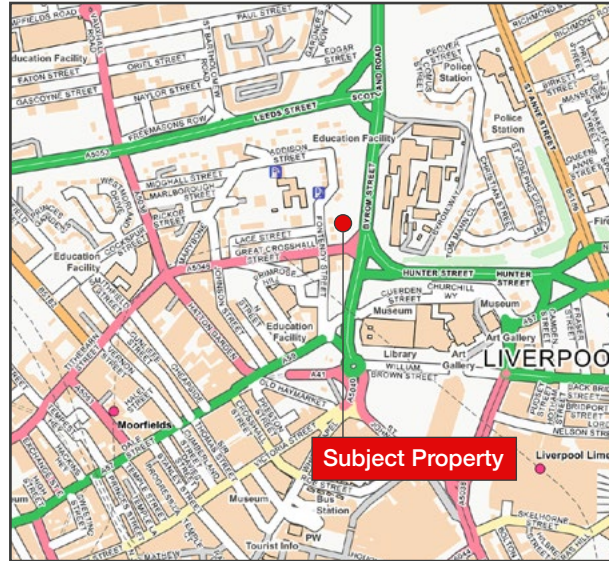
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LOCATION

A highly prominent commercial unit on the ground floor of the Student Roost Gateway building. The premises are located off the junction of Great Crosshall Street and Byrom Street (the major access and egress point to Liverpool City centre from the Wirral, Southport and to the M6 motorway via Edge Lane) with a traffic flow of over 34,000 vehicles per day.

There are approximately 38,000 students on the University of Liverpool campus within a 5 minute walk.



SITUATION

The subject premises benefit from a substantial flow of students passing the unit to and from the Liverpool John Moores Campus on one side of the A59 to the City centre across the adjacent pedestrian crossing.

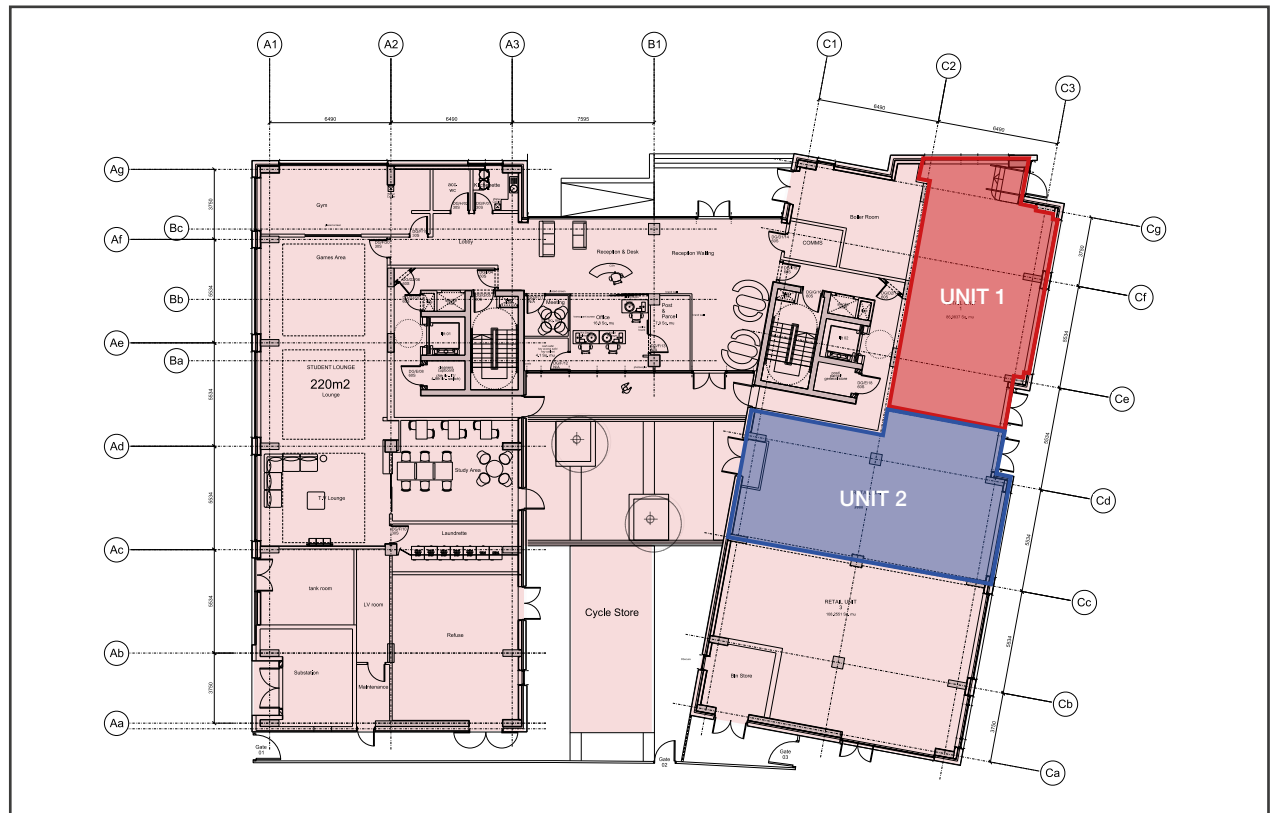
The building benefits from 32 on site pay and display car parking spaces.

ACCOMMODATION

The premises comprise the following approximate gross floor area:

Ground Floor GIA

Unit 1	936 sq ft	87 sq m
Unit 2	1,055 sq ft	98 sq m
Total	2,000 sq ft	186 sq m



TERMS

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Unit 1	£20,000 pax
Unit 2	£19,000 pax
Combined	£36,000 pax

RATES

We are advised that the subject property has not yet been assessed for business rates.

Until 31st March 2024, the 2023/24 retail, hospitality and leisure business rates relief will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk. Interested parties are advised to make their own enquiries with

PLANNING

We understand the subject premises benefit from a Commercial Unit planning consent.

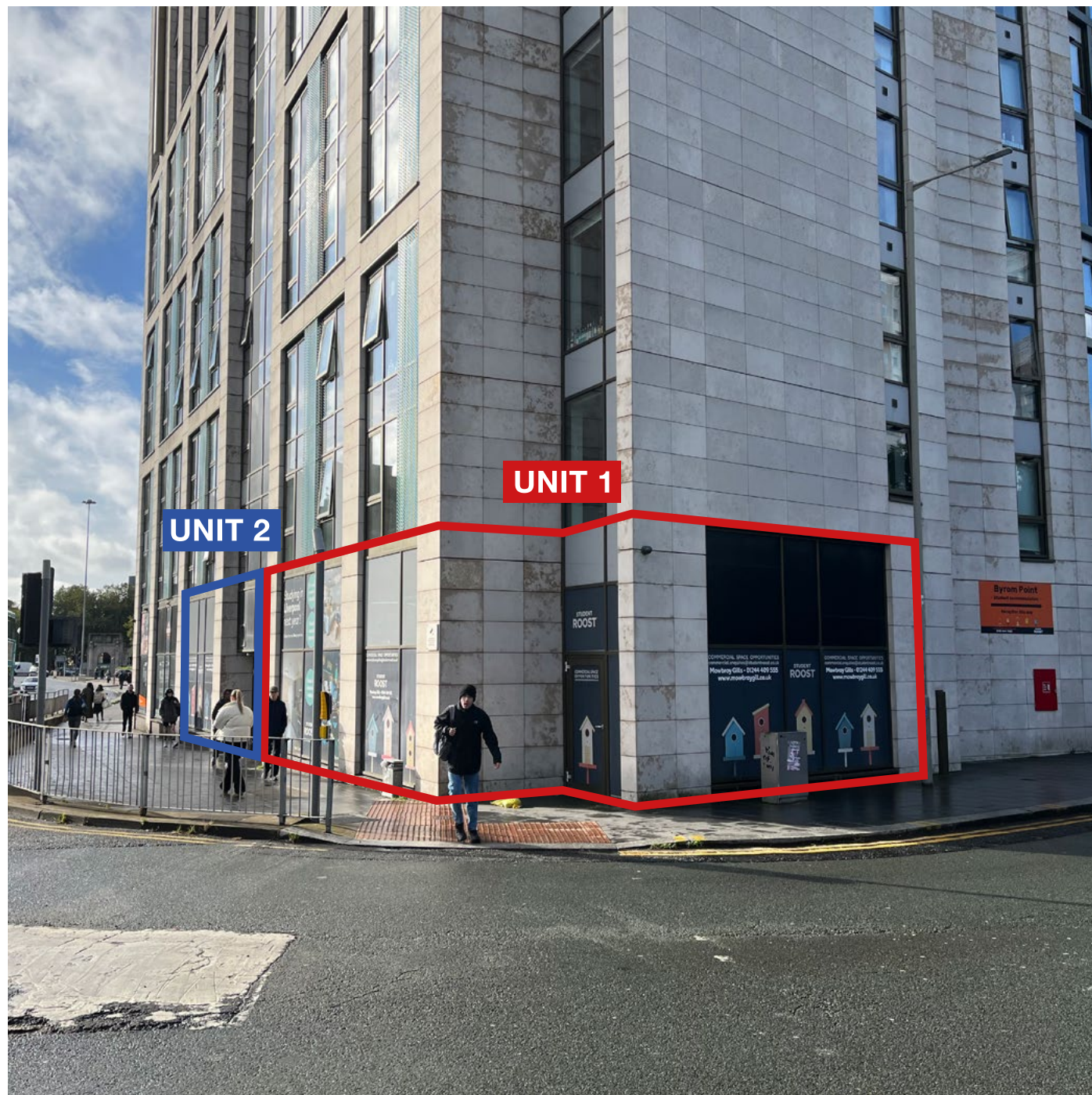
Interested parties are advised to make their own enquiries with Liverpool City Council on 0151 233 3000

EPC

An EPC is available on request.

LEGAL COSTS

Each party will pay their own legal costs in respect of the legal documentation produced in any transaction.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

JOE PEARCE

M: 07427 659 542 **E:** joepearce@masonpartners.com

GARETH PRESTON

M: 07788 914 476 **E:** garethpreston@masonpartners.com

Mason Partners LLP
The Corn Exchange
Brunswick Street
Liverpool, L2 0PJ

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