

To Let



Liverpool

11 Paradise Street

1,407 sq ft / 131 sq M

£150,000 PAX

100% Prime Location

Location & Description:

- **Prime location on Paradise Street opposite Liverpool One and close to Church Street.**
- **Retailers nearby include JD Sports, River Island, Tessuti, Hugo Boss and Foot Asylum.**
- **Subject premises arranged over ground and three upper floors.**

Demise:

Ground Floor 1,407 sq ft 131 sq m
First Floor (Potential Sales) 1,188 sq ft 110 sq m
Second Floor Ancillary 594 sq ft 55 sq m
Third Floor Ancillary 594 sq ft 55 sq m

Rent:

£150,000 per annum exclusive or 8% of turnover, whichever is the higher.

Lease:

Full repairing and insuring lease for 10 years from 30th March 2023, subject to a rent review at the 5th year.

Rates:

Rateable Value (April 2023) – £109,000

EPC:

Energy Performance Rating Assessment – D

Legal and professional fees:

Each party to bear their own legal costs.

Date Prepared:

March 2024

Contact Us:

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Central Retail

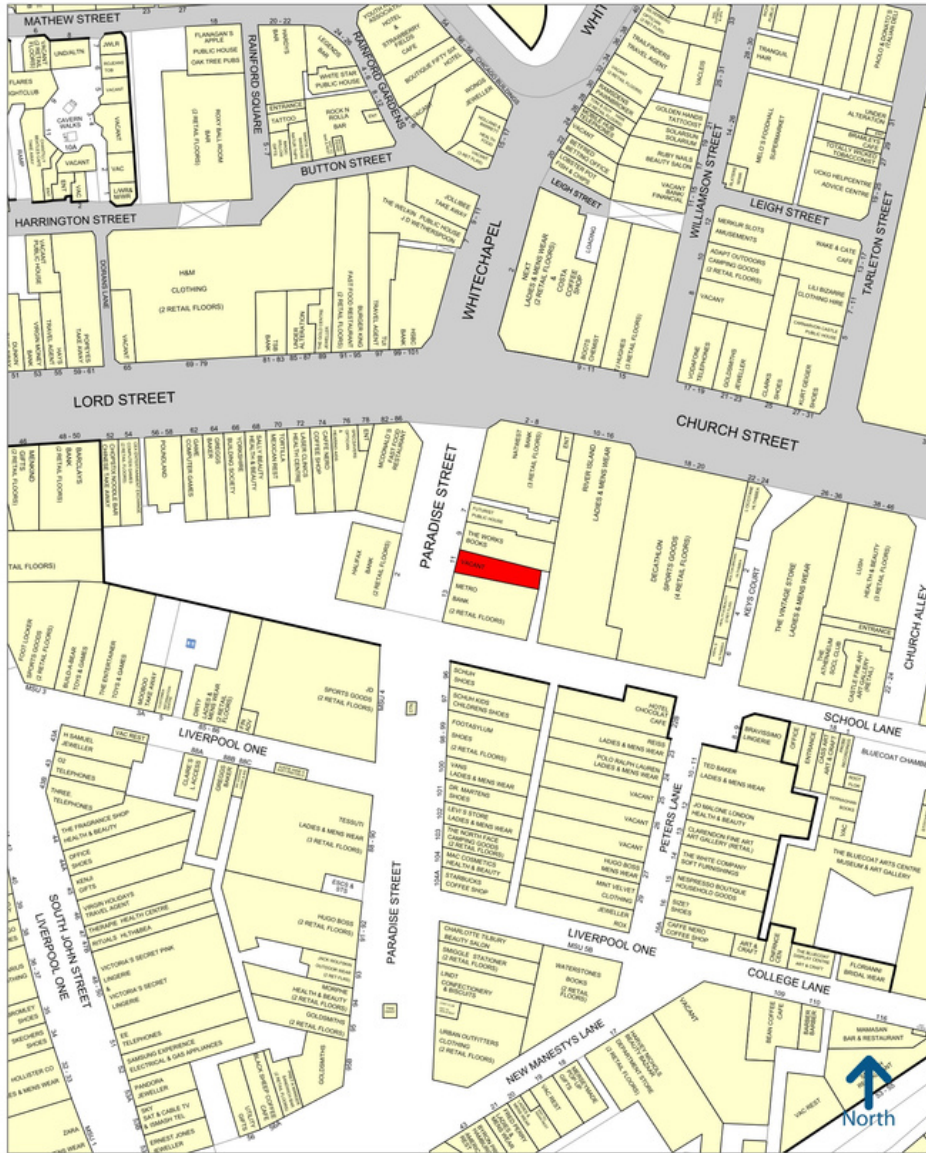
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Liverpool - Central



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