

To Let



Liverpool

11 Paradise Street

1,407 sq ft (131 sq m)
Rent upon Application
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:

Available upon request.

Lease:

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

EPC:

Energy Performance Rating Assessment - D

Legal and professional fees:

Each party to bear their own legal costs.

Rating Assessment:

Rateable Value (April 2023) - £109,000

Date Prepared:

January 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Gary Crompton**

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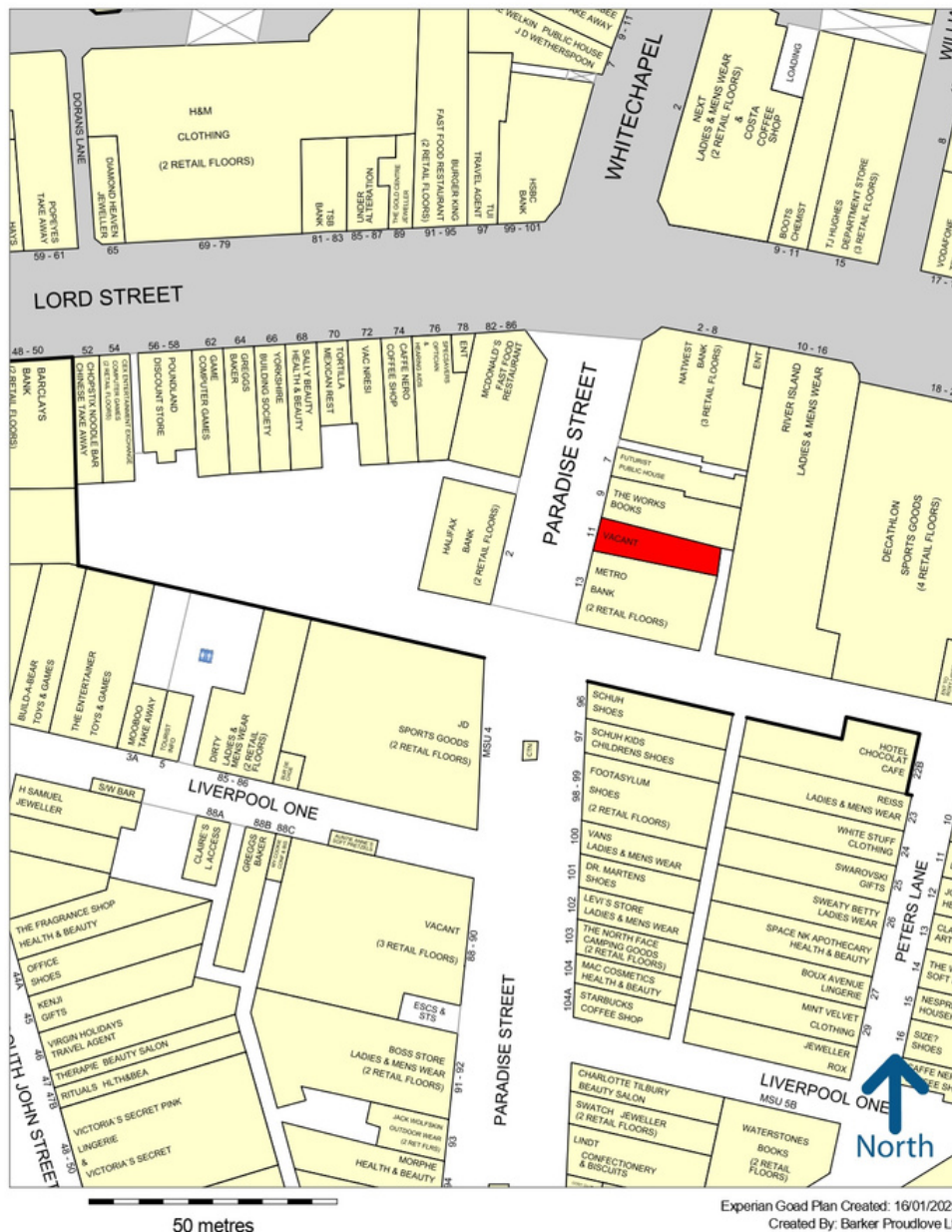
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Liverpool - Central



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