TO LET
44 OLD HALL STREET
LIVERPOOL L3 9PP
1039 SQ FT
(96.5 SQ M)

0151 230 1130
FOR FURTHER DETAILS VISIT US AT WWW.WORTHINGTONOWEN.COM
LOCATION
The subject premises are located on the corner of Old Hall Street and Edmund Street within the heart of Liverpool City Centre. The building lies within only a few hundred yards of the Old Hall Street Merseyrail station which connects the area with the wider Merseyside region together with a number of supermarkets, bars, restaurants and coffee shops including Pret a Manger, One Fine Day, Starbucks, Sainsbury’s and Tesco.

44 Old Hall Street also lies within the close vicinity of St Paul’s Square, now widely recognised as the centre of the City’s business district.

DESCRIPTION
The premises comprise a period 5 storey office building with accommodation on ground and 4 upper floors. With an attractive stone facade, access is provided off Old Hall Street into a ground floor lobby area from where a passenger lift serves all floors.

The subject suite is located on the 2nd floor and comprises the whole of the floor - the lift opens into a small lobby from where a set of double doors provides access to the suite. Internally, the accommodation has been fully refurbished with plastered and painted walls, newly carpeted floor and fully fitted kitchen with integral fridge.

The suite benefits from excellent levels of natural light from 2 elevations, supplemented via suspended LG3 lighting. Heating is via a gas fired central heating system whilst perimeter trunking provides power throughout the suite.

TERMS
The various floors are available on effective fully repairing and insuring terms to be agreed with further details available upon request.

ACCOMMODATION
From measurements provided, we understand that the net internal area of the subject suite is as follows:-

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<thead>
<tr>
<th>ACCOMMODATION</th>
<th>IMPERIAL</th>
<th>METRIC</th>
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<tbody>
<tr>
<td>Second Floor</td>
<td>1039 sq ft</td>
<td>96.5 sq m</td>
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RATES
It is our understanding however that business rates will not be payable given the rateable value falls below the £12,000 threshold but it is the ingoing tenant’s responsibility to make their own enquiries of the local rating authority.

LEGAL COSTS
Each party to be responsible for the payment of their own legal costs incurred in the progression of legal documentation.

VIEWING
All arrangements to view the premises are strictly by prior arrangement with the sole letting agents.

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SUBJECT TO CONTRACT. Produced July 2018

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