

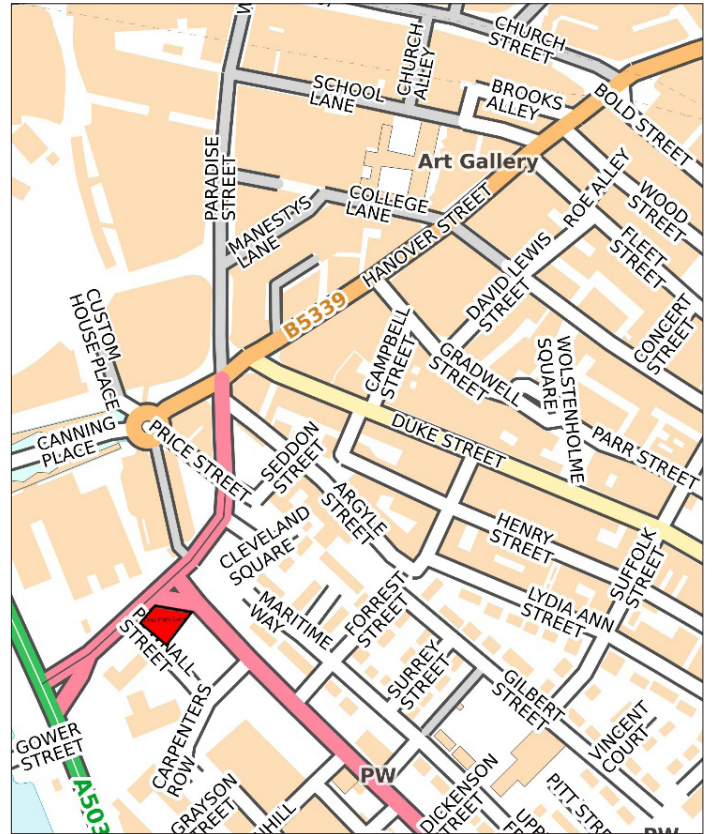
# TO LET

## NEW PROMINENT CITY CENTRE LEISURE/RETAIL PREMISES



## One Park Lane, Liverpool, L1 8AW

- 103.4sqm (1,113sqft) at ground floor.
- Prominent location at the junction of the A561 Park lane and Liver Street.
- Liverpool One, Albert Dock and Baltic Triangle on its doorstep.
- Nearby occupiers include: Salt House Tapas, Alberts Schenke, Cote Brasserie and Gordon Ramsay Street Burger X Street Pizza restaurant and Bread Street Kitchen



**LOCATION**

The maritime city of Liverpool has been a centre for global trade for over 300 years and today is a cosmopolitan and vibrant city. With its rich commercial, architectural and cultural legacy, the city is a hugely popular tourist destination attracting over 56 million visitors per year.

Liverpool is one of the fastest growing cities in the country with its population of 478,000 comprised largely of young people (42.3% aged under 30) and is further bolstered by four universities, hosting approximately 66,000 students.

Liverpool City Centre is a vibrant retail and leisure destination home to the extremely popular Liverpool One shopping area, the renowned Baltic Triangle district and the world famous Liverpool Waterfront. Liverpool One is home to international brands such as John Lewis, Zara, Harvey Nicolls, Apple and M&S, Tag Hauer, whilst the Baltic Triangle is home to the Baltic Market and Box Park.

The Baltic Triangle is now a highly fashionable and sought after location recognised as one of the fastest growing business hubs in Great Britain.

The city centre is easily accessible by public transport, and is approximately an hour’s drive from Manchester and it’s airport and a 25 minute drive from Liverpool John Lennon Airport.

**SITUATION**

One Park Lane is situated prominently at the junction of the A561 Park Lane and Liver Street. The development is brilliantly positioned between the highly successful Liverpool One, world renowned Albert Dock and the exciting

Baltic Triangle district. The immediate vicinity is host to a plethora of quality restaurants, bars and café’s including Salt House Tapas, Alberts Schenke, Cote Brasserie, Bread Street Kitchen and Gordon Ramsay Street Burger x Street Pizza restaurant, which have created a vibrant location.

**ONE PARK LANE**

One Park Lane is a sleek and sophisticated 16 Storey complex comprising a range of world class living accommodation, with outstanding facilities including a gym, spa, rooftop terrace bar and unmatched waterfront views of the Royal Albert Dock. In addition to this, the landmark development also provides modern high quality ground floor commercial space suitable for a variety retail and leisure occupiers.

**ACCOMMODATION**

The premises are arranged over ground floor comprising the following approximate areas:

Floor	SQ M	SQ FT
Ground Floor	103.4	1,113

**LEASE**

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

**QUOTING RENT**

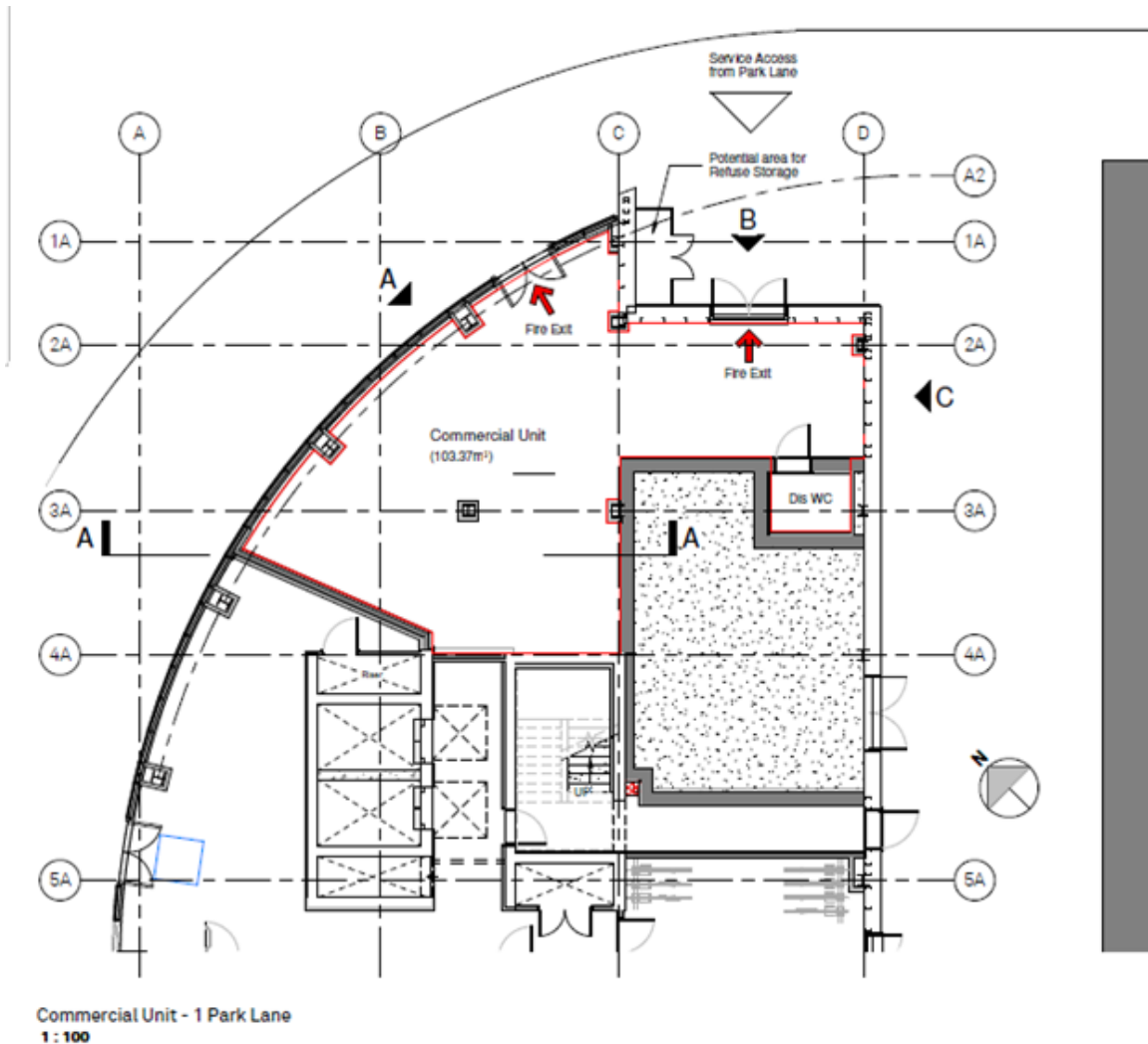
Upon Application.

**PLANNING**

The premises benefit from planning permission for a variety of uses including; retail, restaurant, bar and gym.

**TIMETABLE**

Completion of the development expected late 2024.



#### BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

#### SERVICE CHARGE

Further details upon request.

#### EPC

Energy Performance Certificate Rating available upon request.

#### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

#### LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

#### To arrange a viewing please contact:



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