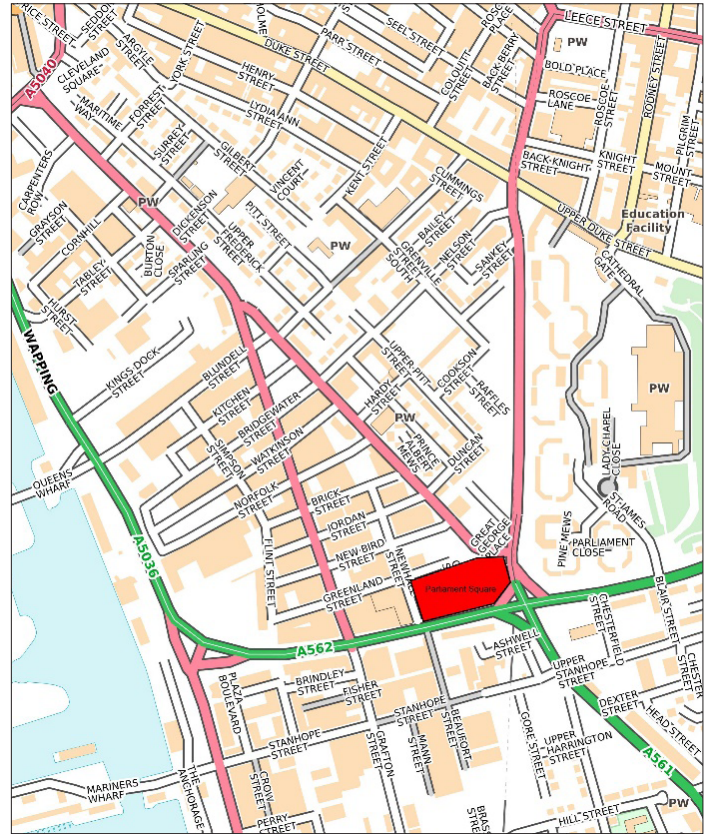
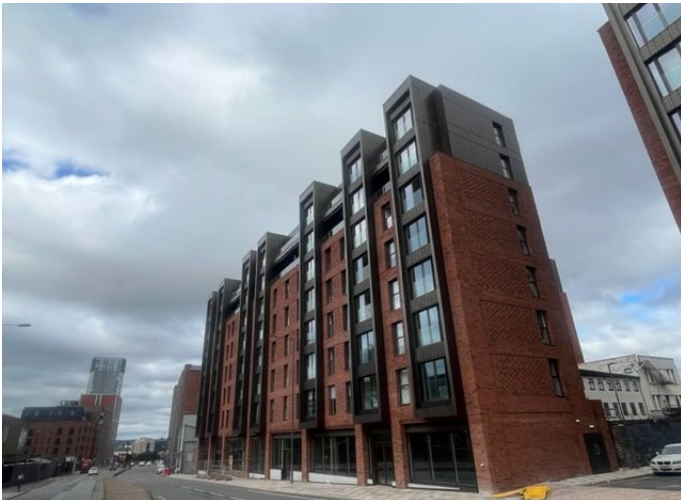




Parliament Square, Greenland Street, Liverpool L1 0AL

- Units arranged over ground floor ranging from 1,194sqft to 2,916sqft.
- Units can be combined to provide larger trading areas.
- Prominent location at the junction of Parliament Street, Great George Street and St James Street within the heart of the Baltic Triangle.
- Nearby occupiers include: Box Park, Baltic Market, Love Lane Brewery, Camp and Furnace, Manifest, Golf fang, Punch Tarmey's and Hot Shot Darts.



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

Parliament Square is situated in the heart of the vibrant Baltic Triangle district and occupies an extremely prominent location at the junction of Parliament Street, Great George Street and St James Street. With its rapidly expanding residential population and it's numerous exciting and innovative bars and restaurants, the area is a highly sought after destination for food and beverage operators seeking space within the this part of the city. The hugely successful Baltic Market and newly opened Box Park are immediately opposite the development. Other notable operators in the vicinity include Love Lane Brewery, Camp and Furnace, Manifest, Golf fang, Punch Tarmey's, Hot Shot Darts etc.

PARLIAMENT SQUARE

The landmark Parliament Square comprises over 500 high end apartments, along with quality amenities including a rooftop pool and spa and the public park plaza. In addition to the residential element this exciting development provides 15,000sqft of exceptional ground floor commercial accommodation.

ACCOMMODATION

As part of this exciting development a number of high quality, ground floor leisure/retail units are available comprising the following approximate areas:

Block	SQ M	SQ FT
Block B:		
Unit A	132.67	1,428
20 Newhall Street:	UNDER OFFER	
31 Greenland Street:	122.91	1,323
33 Greenland Street:	147.99	1,593
37 Greenland Street:	110.93	1,194
55 Parliament Street:	UNDER OFFER	
57 Parliament Street:	UNDER OFFER	
59 Parliament Street:	LET	

LEASES

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

QUOTING RENTS

Upon Application.



PLANNING

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

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (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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6. Date of Publication: October 2024