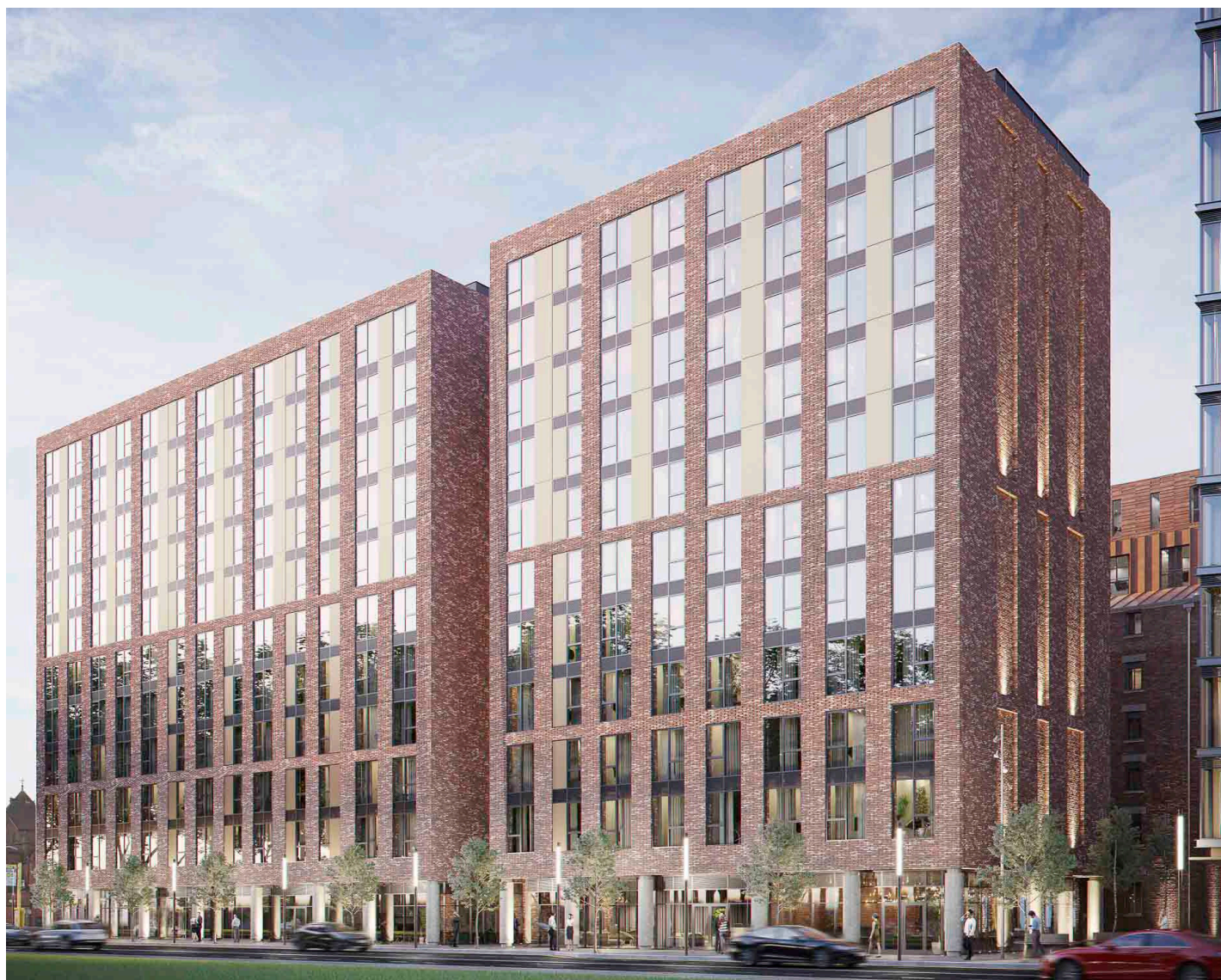


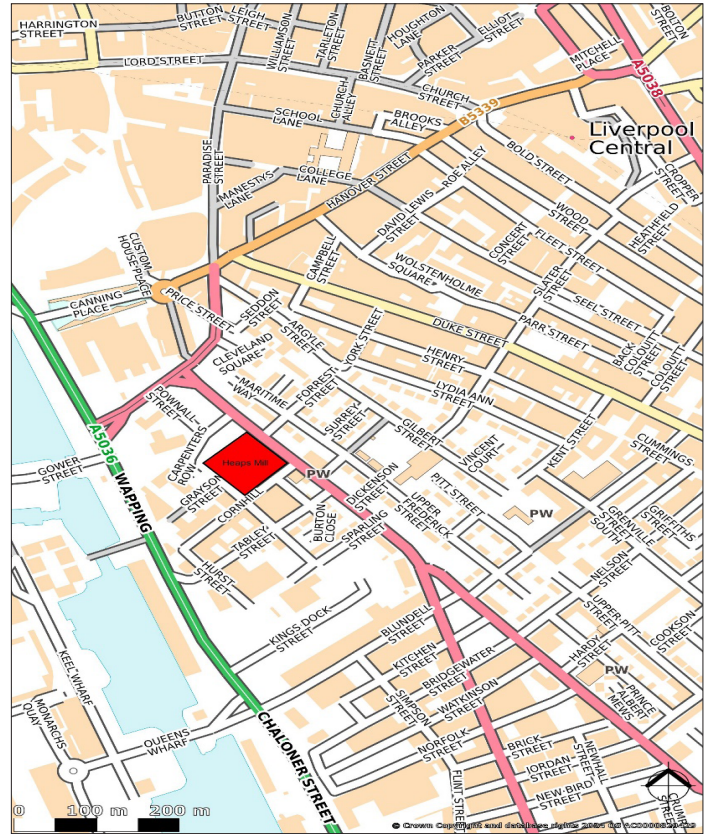
TO LET

BRAND NEW PROMINENT CITY CENTRE LEISURE/RETAIL PREMISES



Heaps Mill, Park Lane, Liverpool L1 8LY

- Units are arranged over ground floor and range from 60.57sqm(652sqft) to 199.37sqm(2,146sqft).
- Units can be combined to provide larger trading areas.
- Prominent location fronting Park Lane which links the city centre to the Baltic Triangle.
- The Albert Dock and Liverpool One are within the immediate vicinity.
- Nearby occupiers include: John Lewis, The Maldron Hotel, Cote Brasserie, Alberts Schenke, Bread Street Kitchen and Browns.



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

Heaps Mill is prominently situated fronting the A561 Park lane which links Liverpool One and the city centre directly to the heart of the Baltic Triangle district. It's situation along with the areas rapidly expanding residential population ensures the location is busy throughout both day and night.

HEAPS MILL

Heaps Mill is a restored Grade II listed building and a truly spectacular landmark within Liverpool's diverse landscape. Upon completion the development will comprise a new hotel and four new residential blocks, sitting alongside the restored mill. The stylish Manhattan 1 and 2 bed apartments will create the modern and fashionable living spaces the city's residents are seeking.

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 A:		
Unit 1	79.80	859
Unit 2	63.08	679
Unit 3	66.43	715
Block B:		
Unit 1	100.43	1,081
Unit 2	98.94	1,065
Unit 3	77.11	830
Unit 4	70.14	755
Unit 5	101.36	1,091
Block D:		
Unit 1	60.57	652



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.

TIMETABLE

Completion of the development expected early 2026

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 completion of the development.

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