

ST PAUL'S SQUARE

TO LET

2,662 SQ FT (247.86 SQ M)

TO 8,404 SQ FT (780 SQ M)

**GROUND FLOOR ACCOMMODATION
(ABILITY TO SPLIT)**

SUITABLE FOR RANGE OF USES (STPP)

INCLUDING - BAR / RESTAURANT, RETAIL, FITNESS, LEISURE

LOCATION | LIVERPOOL



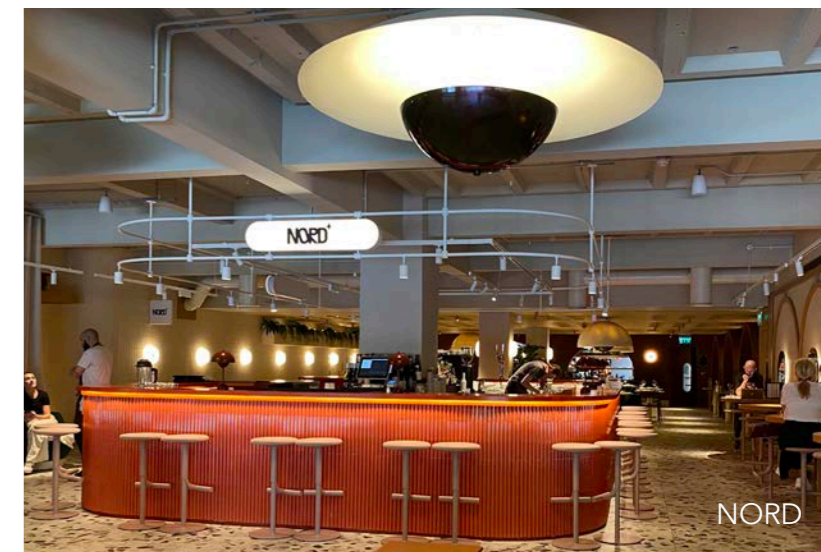
RIVER MERSEY WITH LIVERPOOL SKYLINE



GUSTO



BOLD STREET COFFEE



NORD

LIVERPOOL IS UNDENIABLY A GREAT LOCATION THAT CAPTIVATES VISITORS WITH ITS VIBRANT ATMOSPHERE AND RICH HISTORY.



ROYAL ALBERT DOCK

LIVERPOOL OFFERS RICH HISTORY AND CULTURE, EXCELLENT EDUCATION AND RESEARCH OPPORTUNITIES, A THRIVING ECONOMY, DIVERSE CULTURAL AND SPORTING EVENTS, BEAUTIFUL WATERFRONT AND GREEN SPACES, GOOD CONNECTIVITY AND TRANSPORT LINKS, AND A FRIENDLY COMMUNITY SPIRIT.



THE CAPITAL

LOCATION | ST PAUL'S SQUARE



SUBSTANTIAL GROUND FLOOR OPPORTUNITY UP TO 8,404 SQ FT AVAILABLE (ABILITY TO SPLIT)



Suitable for range of uses (STPP) including –

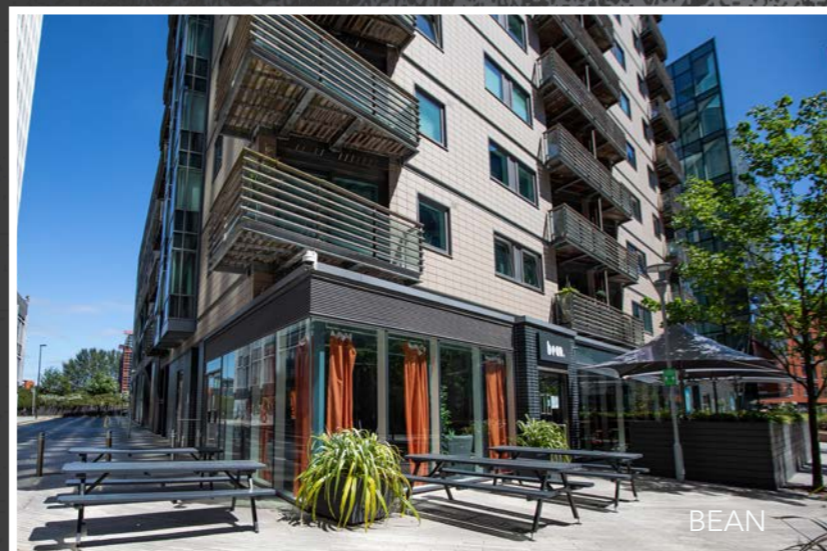
- Bar / Restaurant
- Fitness
- Retail
- Leisure

THE LOCATION

- Located in the heart of Liverpool's commercial business district, fronting Old Hall Street and St Paul's Square;
- Situated in the wider St Paul's Square which forms the gateway to Liverpool's Central Business District - Over 700,000 Sq Ft of mixed uses, fronting onto Old Hall street and centered around St Paul's Square
- Situated in one of Liverpool's fast evolving new hotel and leisure districts.
- A short walk to many bars, restaurants and Liverpool One
- Approximately a 2 minute walk to Moorfields Train Station



NORD



BEAN

ST PAUL'S & THE WIDER SURROUNDS

St Paul's forms an exciting 700,000 Sq Ft plus, mixed use, office, commercial and residential development, centered around a landscaped public square. The Square offers an eclectic mix of amenity and a variety of fantastic independent and national food, drink and leisure operators including; **Bean Coffee shop and bar, Bold Street Coffee, WH Smith, Pall Mall Medical, Costa Coffee and Ultimate Performance Gym.** The critically acclaimed **Nord Restaurant** by celebrity chef Daniel Heffy opened in March 2023.

The wider surrounds of Old Hall Street is quickly evolving into a vibrant new leisure district which is anchored by **Hotel Indigo, Radisson Blue** and the newly developed **Inside Liverpool hotel**, a 207 bedroom lifestyle hotel with **Gino D'Acampo's restaurant** and **sky bar** on the 18th floor. Three commercial units to the ground floor of the adjacent Echo Place (70,000 Sq Ft of office space recently let to **Sony**) have recently been let to **artisan bar restaurant** operators. In addition the locality offers many loved pubs, bars, coffee shops and restaurants to include **Cross Keys, Trattoria 51, Panoramic 34, City Wine bar, Starbucks, Pret a Manger** and **One Fine Day.**

There is a planned place making strategy in place for St Pauls Square, which will see day time markets, events and sport screenings throughout the year.

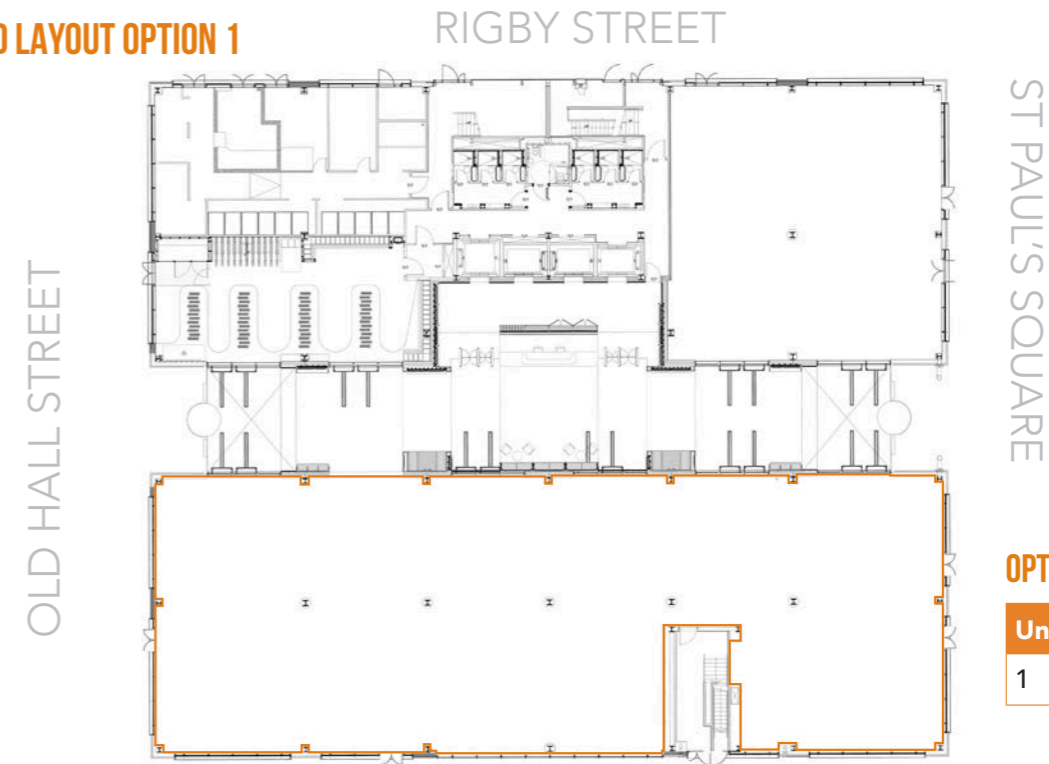
ST PAUL'S SQUARE



AVAILABLE GROUND FLOOR ACCOMMODATION

INCLUDE FLOOR PLAN OF SPLITS

PROPOSED LAYOUT OPTION 1



OPTION 1

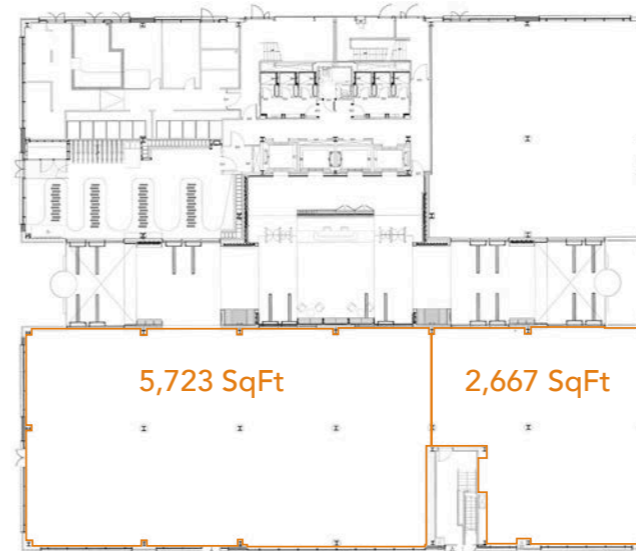
Unit No	SQ M	SQ FT
1	780	8,404

SPECIFICATION

- High quality purpose built accommodation throughout;
- Dedicated outdoor external terraces (subject to pavement license)
- Ability to install suitable extraction and air handling systems to accommodate a range of uses;
- Generous 4.8m floor to ceiling heights;



PROPOSED LAYOUT OPTION 2



OPTION 2

Unit No	SQ M	SQ FT
1	531.67	5,723
2	241.70	2,667

PROPOSED LAYOUT OPTION 3

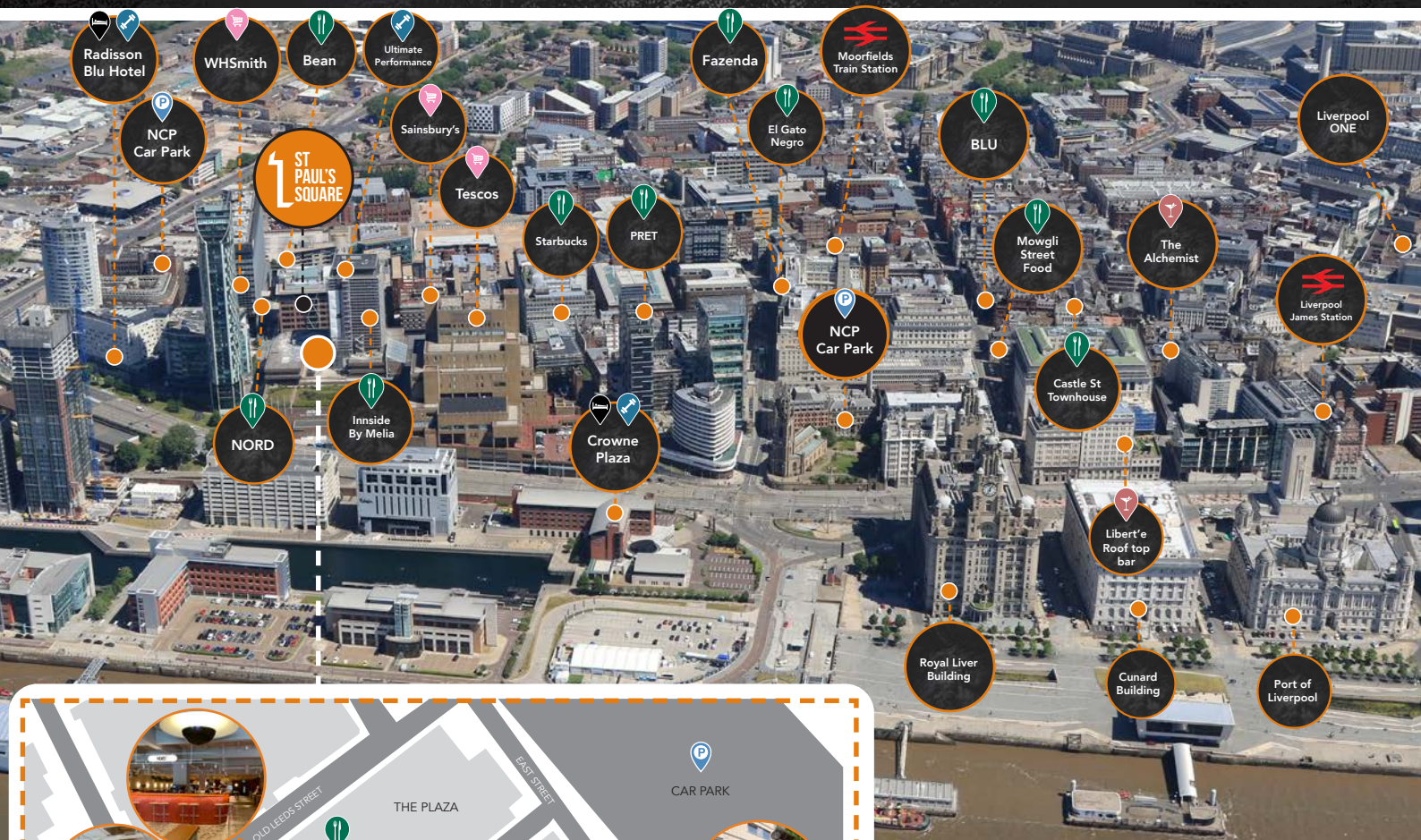


OPTION 3

Unit No	SQ M	SQ FT
1	278.14	2,994
2	247.86	2,662
3	247.70	2,667

Unit 1 enjoys a prime position at the gateway to St Paul's Square with frontage to Old Hall Street. Units 2 and 3 benefit from a prominent position in the heart of St Paul's Square with Unit 3 having direct access into the landscaped square with a wide array of external seating.

SURROUNDINGS



KEY

-  **Retail**
-  **Restaurant**
-  **Bar**
-  **Hotel**
-  **Fitness**
-  **Parking**

Get in Touch

For further information about the available accommodation or to arrange a viewing, please contact the joint agents.

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**JACKSON
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CBRE

 **Valeo Capital** Development Managers

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