

TO LET

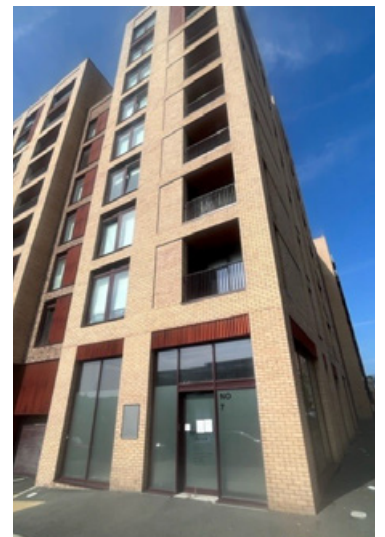
CITY CENTRE LEISURE/RETAIL PREMISES

 **GRAHAM
SIBBALD**



Baltic Yard, 49 Blundell St, Liverpool L1 0BF

- 101.8m² (1,096sqft) at ground floor.
- Corner location fronting Simpson Street with a return frontage onto Kitchen Street.
- Within the heart of the vibrant Baltic Triangle.
- Within close proximity to the world renowned Royal Albert Dock and landmark Liverpool One.
- Nearby occupiers include: Ditto Coffee, Love Lane Brewery, Baltic Coffee, Manifest Restaurant, Sub Rosa, The Baltic Hotel, McDonalds and KFC.





LOCATION

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. The city centre is well accessed by public transport, and is approximately a 25 minute drive from Liverpool John Lennon Airport.

The Baltic Triangle is an extremely sought after location, recognised as one of the fastest growing business hubs in Great Britain. The area continues to witness significant residential growth with numerous large scale developments providing a significant captive audience for those operators seeking space within the location.

SITUATION

The property is situated in a desirable corner location within the heart of the popular Baltic Triangle District. The immediate vicinity is host to a variety of quality restaurants, Bars and cafes including Ditto Coffee, 92 Degrees Coffee, Love Lane Brewery, Baltic Coffee, Manifest Restaurant, Sub Rosa and The Baltic Hotel which has created a lively local environment.

BALTIC YARD

Baltic Yard is a contemporary, high quality development providing a range of stylish living space with landscaped garden terraces and an onsite gym. In addition to this, the development provides modern, high quality ground floor commercial space, suitable for a range of retail and leisure occupiers.

ACCOMMODATION

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

Floor	SQ M	SQ FT
Ground Floor	101.8	1,096

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 class E uses.

BUSINESS RATES

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

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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