

# LIVERPOOL

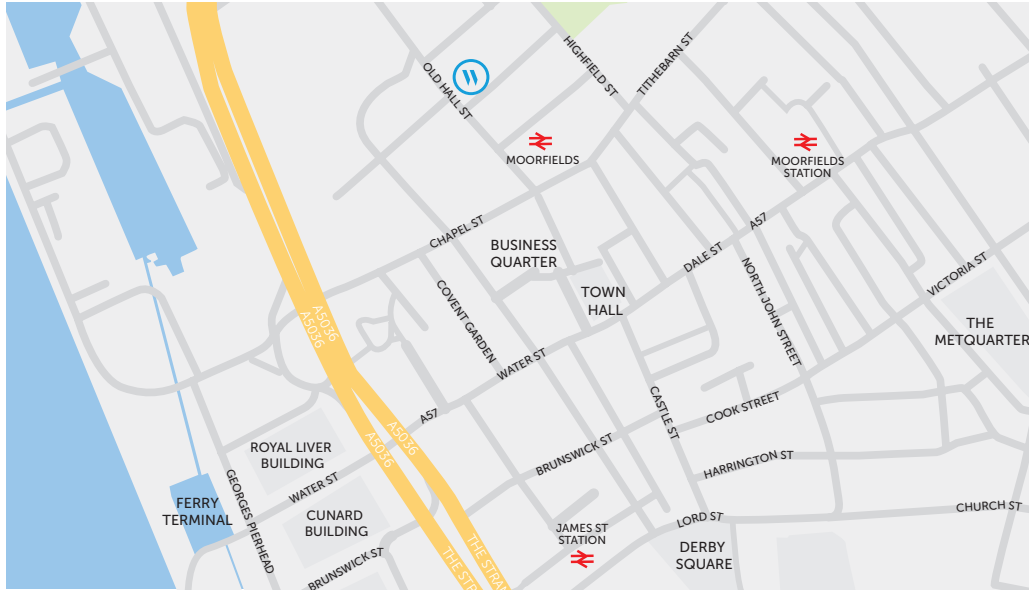
44 OLD HALL STREET, LIVERPOOL L3 9PP



# TO LET

44 OLD HALL STREET  
LIVERPOOL L3 9PP

1039 SQ FT  
(96.5 SQ M)



0151 230 1130

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## LOCATION

The subject premises are located on the corner of Old Hall Street and Edmund Street within the heart of Liverpool City Centre. The building lies within only a few hundred yards of the Old Hall Street Merseyrail station which connects the area with the wider Merseyside region together with a number of supermarkets, bars, restaurants and coffee shops including Pret a Manger, One Fine Day, Starbucks, Sainsburys and Tesco.

44 Old Hall Street also lies within the close vicinity of St Paul's Square, now widely recognised as the centre of the City's business district.

- Fully refurbished office suite
- 1039 sq ft (96.5 sq m)
- Prominent position fronting Old Hall Street
- Lift connecting all floors
- Suite comprises the entire 2nd floor of the building
- Fully fitted kitchen

## DESCRIPTION

The premises comprise a period 5 storey office building with accommodation on ground and 4 upper floors. With an attractive stone facade, access is provided off Old Hall Street into a ground floor lobby area from where a passenger lift serves all floors.

The subject suite is located on the 2nd floor and comprises the whole of the floor - the lift opens into a small lobby from where a set of double doors provides access to the suite. Internally, the accommodation has been fully refurbished with plastered and painted walls, newly carpeted floor and fully fitted kitchen with integral fridge.

The suite benefits from excellent levels of natural light from 2 elevations, supplemented via suspended LG3 lighting. Heating is via a gas fired central heating system whilst perimeter trunking provides power throughout the suite.

## TERMS

The various floors are available on effective fully repairing and insuring terms to be agreed with further details available upon request.

## ACCOMMODATION

From measurements provided, we understand that the net internal area of the subject suite is as follows:-

ACCOMMODATION	IMPERIAL	METRIC
Second Floor	1039 sq ft	96.5 sq m

## RATES

Floor	Rateable Value	Rates Payable
Second Floor	£9,300	£4,464

It is our understanding however that business rates will not be payable given the rateable value falls below the £12,000 threshold but it is the ingoing tenant's responsibility to make their own enquiries of the local rating authority.

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in the progression of legal documentation.

## VIEWING

All arrangements to view the premises are strictly by prior arrangement with the sole letting agents.

Andrew Owen - 07798 576 789  
andrew@worthingtonowen.com

Mark Worthington - 07713 884 784  
mark@worthingtonowen.com

SUBJECT TO CONTRACT. Produced July 2018

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