

TO LET COMMERCIAL PREMISES



NORFOLK STREET

Facing onto Jamaica Street,
Baltic Triangle,
Liverpool L1 0BL

- Ground Floor & First Floor Commercial Premises
- High Quality Space
- Prominent frontage onto Jamaica Street
- At the heart of the Baltic Triangle

Ground Floor - 1,731 sq ft (160.8 sq m) GIA
First Floor - 1,637 sq ft (152.1 sq m) NIA



NORFOLK STREET, facing onto Jamaica Street, Liverpool L1 0BL



LOCATION

The property is located on a prominent position on the corner of Jamaica Street and Norfolk Street at the heart of Liverpool's Baltic Triangle district and close to the new Contemporary Urban Centre (CUC) on Parliament Street. The new Liverpool One Retail area is within approximately 750 metres of the premises.

The Baltic Triangle is undergoing a significant renaissance as is seen as the new cultural quarter for Liverpool with a number of marketing agencies, photographers, artists, fashion designers and architects choosing to locate in the area.

The area has undergone major public realm improvement works and is also home to the new Hampton by Hilton Hotel.

DESCRIPTION

The subject accommodation is capable of being subdivided into two units.

Ground Floor - 1,731 sq ft (160.8 sq m) GIA

The ground floor accommodation provides open-plan space with exposed brick walls and prominent windows facing directly onto Jamaica Street. The accommodation is suitable for a variety of uses including showroom, offices, studio, restaurant and bar (subject to planning).

First Floor - 1,637 sq ft (152.1 sq m) NIA

The first floor can potentially offer self-contained accommodation with exposed brickwork, exposed beams and original refurbished wooden flooring. The space benefits from separate kitchen area and WC.

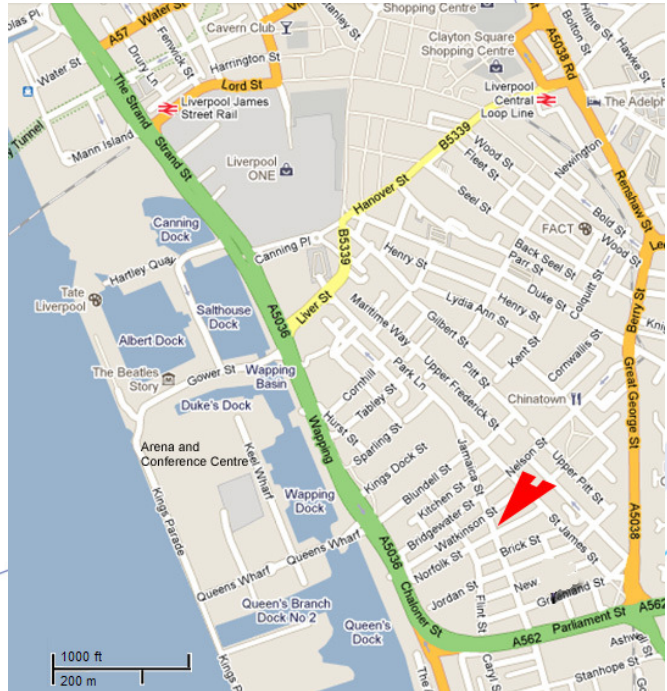
BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the Local Authority.

Interested parties should make their own enquiries through Liverpool Direct on 0151 233 3000.

VAT

All prices, outgoings and rentals quoted are exclusive of Vat to which they may be liable.



TERMS

Further details available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing please contact:

Tony Reed or Andrew Byrne

Tel: 0151 255 0755

Fax: 0151 255 1181

Email: tonyreed@keppiemassie.com

andrewbyrne@keppiemassie.com

SUBJECT TO CONTRACT

MARCH 2011



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Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY Email: liverpool@keppiemassie.co.uk

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