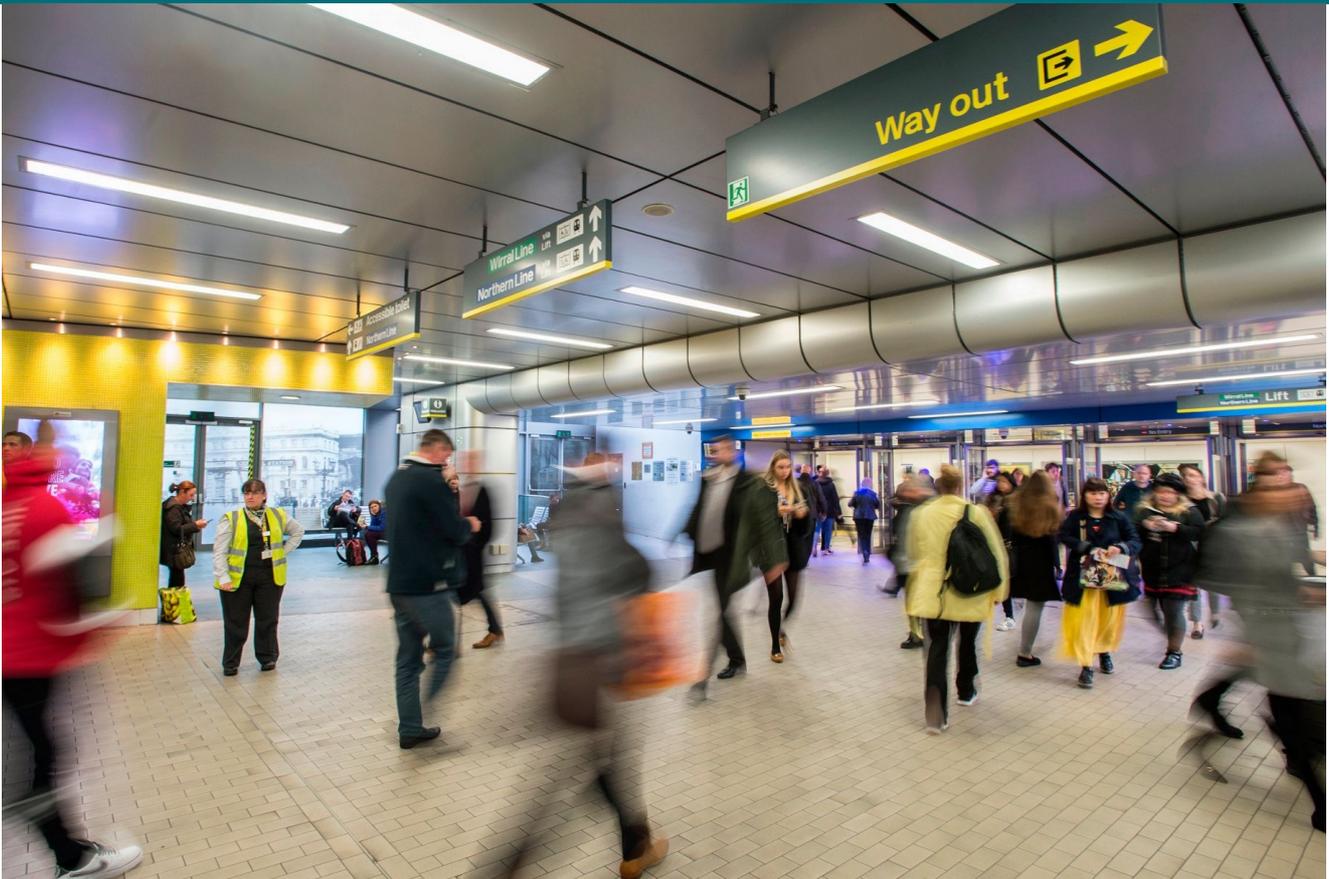


TO LET
Retail

**Lambert
Smith
Hampton**

Commercial Opportunity

Liverpool Central Station, Ranelagh Street, Liverpool L1 1JT



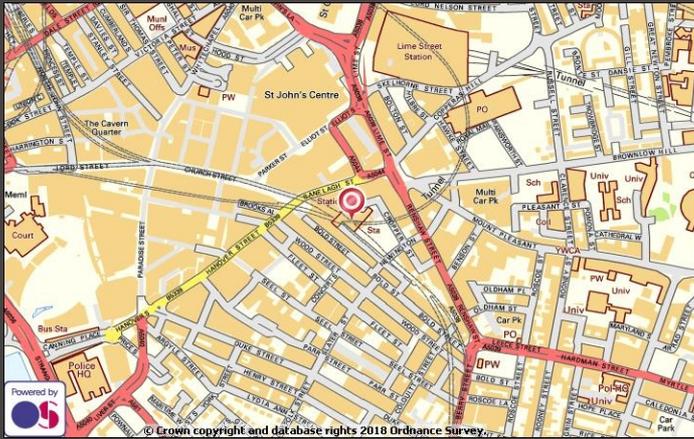
Approx 0 Sq Ft (0 Sq M)

- ✓ Busy city centre location
- ✓ Approximately 45,095 passenger movements daily
- ✓ Major interchange between Northern and Wirral lines
- ✓ Retail/catering opportunities facing busy pedestrian flows



Lambert Smith Hampton
9 Bond Court, Leeds, West Yorkshire LS1 2JZ T: 0113 245 9393

L1 1JT



LOCATION

The station is located off Ranelagh Street in the heart of the city.

Liverpool Central is one of the the busiest stations in the country with an annual footfall of 16,459,801 (45,095 daily) with considerable pedestrian flows across the concourse area in to and out of the station and interchanging between the Wirral and Northern lines.

DESCRIPTION

On behalf of Merseyrail opportunities exist around the station for operators to come forwards with their ideas involving construction of good quality kiosk units in positions to be agreed with Merseyrail selling a range of coffee and food items. Merseyrail will provide sub-metered electricity, water and sink waste drainage connections.

KEY FEATURES

- Busy city centre location
- Approximately 45,095 passenger movements daily
- Major interchange between Northern and Wirral lines
- Retail/catering opportunities facing busy pedestrian flows

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Tenants to pay Merseyrail's reasonable legal costs incurred in any transaction.

BUSINESS RATES

Please consult directly with the Valuation Office Agency

RENT

The Landlord is seeking a rental offer based on % turnover subject to a Minimum Guaranteed Rent.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



14-Dec-2018

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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