



TO LET – RETAIL UNIT

Liverpool James Street Station

L2 7PQ



Location:

James Street station is located in Liverpool city centre in close proximity to major tourist/leisure destinations including the Albert Dock and Liverpool One. The station carries Wirral Line services and is one of the four major underground transport hubs in Liverpool city centre.

*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 2,400,416 for 2022/23.

Description:

A rare retail opportunity ideally suited to a grab & go coffee offer is available at Liverpool James Street station. This is a highly prominent unit in a high footfall city centre station.

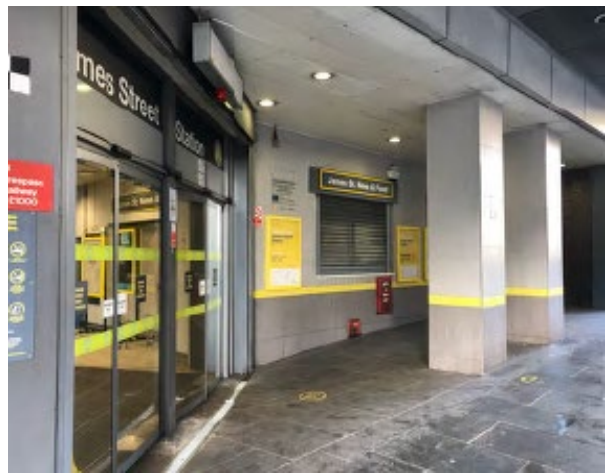
2.4m +

Estimate Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

Prominent retail unit located on the main concourse at street level, opposite the gate line. This is a highly visible opportunity with a return frontage to James Street itself. The unit has water, drainage and is understood to have a 100 Amp 3 phase electrical supply. There is a self contained WC and remote storage in the loft space above the unit.

Unit Size:

Retail Unit: 12 sq.m 129 sq.ft.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

EPC: To be confirmed



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