



Retail unit - Liverpool James Street station

TO LET - RETAIL UNIT

Liverpool James Street station, Liverpool, L2 7PQ

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.

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 3,464,198 for 2019/2020.

3.4m+

Annual station footfall*

James St. News & Food



Grab & Go Coffee | Grab & Go Food

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:

Ground Floor:	12.01 sq m	129 sq ft
Storage:	11.72 sq m	126 sq ft

EPC:



Rates, Services & Insurance:

Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge to be levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but likely to comprise a Minimum Guaranteed Rent and a rent based on turnover.

Costs:

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

Inspection:

Viewings can only be made with prior arrangement by contacting

James Catling

enquiries@advanceventures.co.uk

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