

# TO LET

Highly Attractive Fully Self  
Contained Ground Floor Space  
Suitable For a Variety of Uses.  
Offices, Aesthetics, Studio,  
Training etc (Subject to Planning)  
Fully Fitted & Networked

1066 sq. ft. (99.03 sq. m)

**6 PALL MALL  
LIVERPOOL  
L3 6AL**





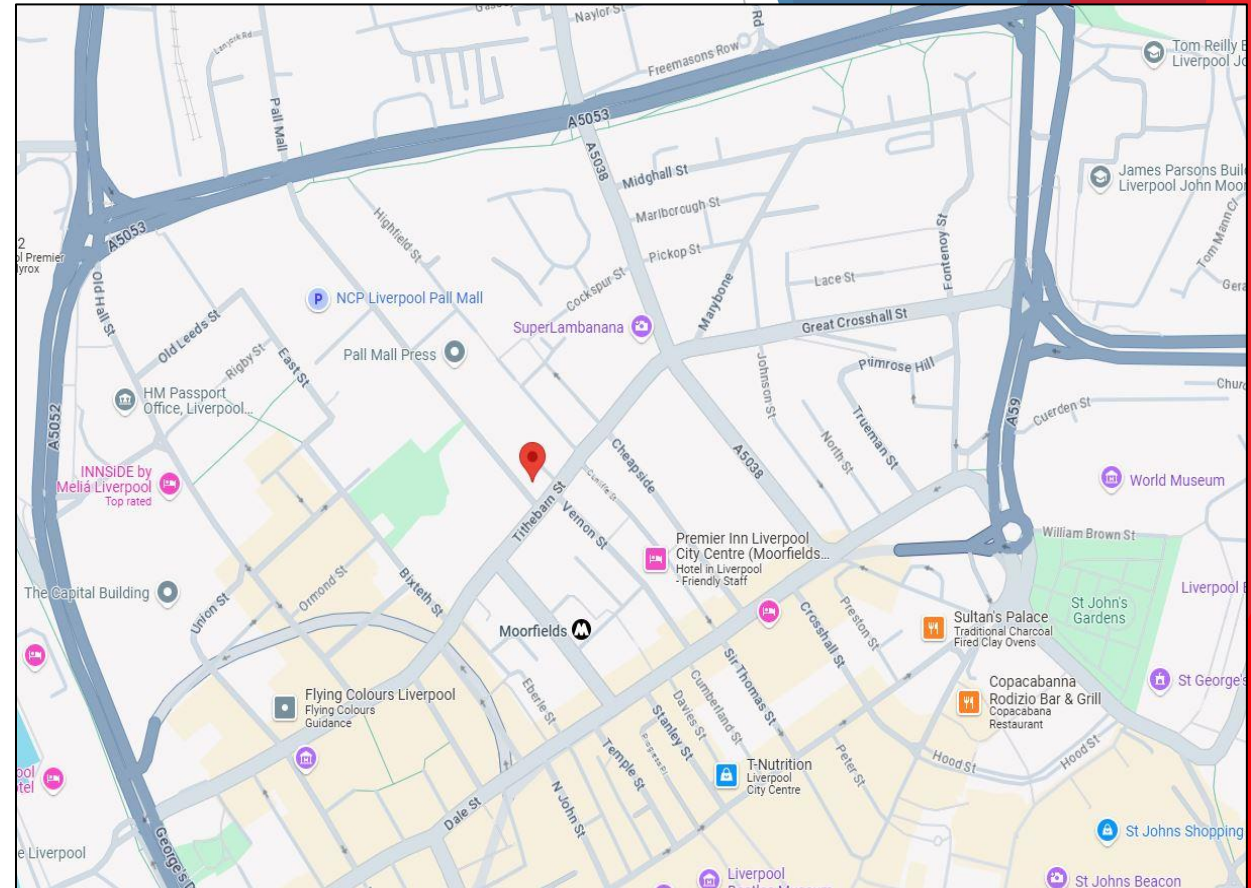
## LOCATION

The property is located close to the junction of Pall Mall with Tithebarn Street and presents a prime opportunity for businesses seeking commercial space in the heart of Liverpool's thriving business district. This ground floor, self-contained suite features a professional environment, ideal for a variety of business operations. The suite provides a spacious layout, ample natural light, and high-quality finishes. It provides a focused workspace, while offering immediate access to Liverpool's commercial hub.

The area is rich in cultural heritage and is just a short walk from prominent landmarks such as the Liverpool One shopping centre, which boasts a plethora of retail options, dining establishments, and entertainment venues. Additionally, the Albert Dock and waterfront are easily accessible, enhancing the location's appeal for both clients and employees.

Excellent connectivity for commuting employees and visiting clients is another advantage, with Liverpool Lime Street positioned 800m away, while Moorfields Station is just 350m away.

With its blend of accessibility, professional environment and proximity to key amenities, The premises stands out as an ideal choice for businesses seeking a prominent address.





## DESCRIPTION / SPECIFICATION

The unit currently provides a self-contained office suite suitable for various business needs. It features an open-plan layout designed to facilitate flexible working arrangements and board room / meeting room. The interior is finished to a high standard, featuring neutral décor, making it easy to customise the space.

Key features and specifications include:

- Self contained kitchen and WC
- Fully networked
- Dual A/C / heating system (ceiling cassettes)
- LED lighting within an exposed suspended ceiling grid
- Self contained entrance directly off Pall Mall
- High quality glazed boardroom / meeting room



### **LEASE TERMS**

Flexible leases are available for a term of years to be agreed. Further details on request.

### **RENTAL**

£17,600 per annum exclusive.

### **SERVICE CHARGE**

A service charge will be levied to cover the costs of landlord's usual services. Further details upon request.

### **VAT**

This property is opted for tax and therefore VAT is levied on the rental element of any letting.

### **EPC**

Available upon request.

### **ANTI-MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### **LEGAL COSTS**

Each party is to be responsible for their own legal costs, stamp duty and any other consents thereon.



### **CONTACT/VIEWING**

For viewing and further information please contact Sam Pearce or Brian Ricketts of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

[sam Pearce @hwandp.co.uk](mailto:sampearse@hwandp.co.uk)

[brian ricketts @hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

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Details prepared November 2024