

TO LET

Calico, Norton Street, Liverpool L3 8LG

Ground floor commercial unit(s) below a newly constructed purpose built student accommodation (PBSA) of 735 beds in Liverpool City Centre



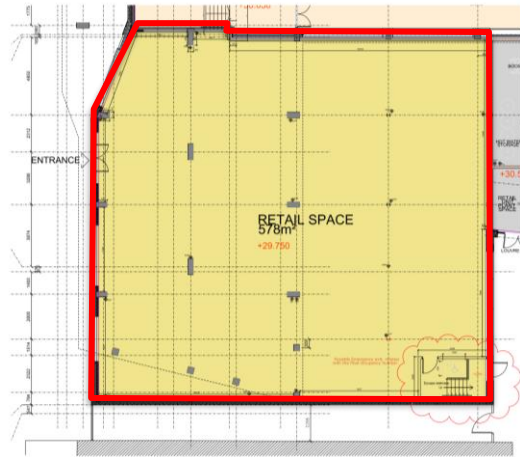
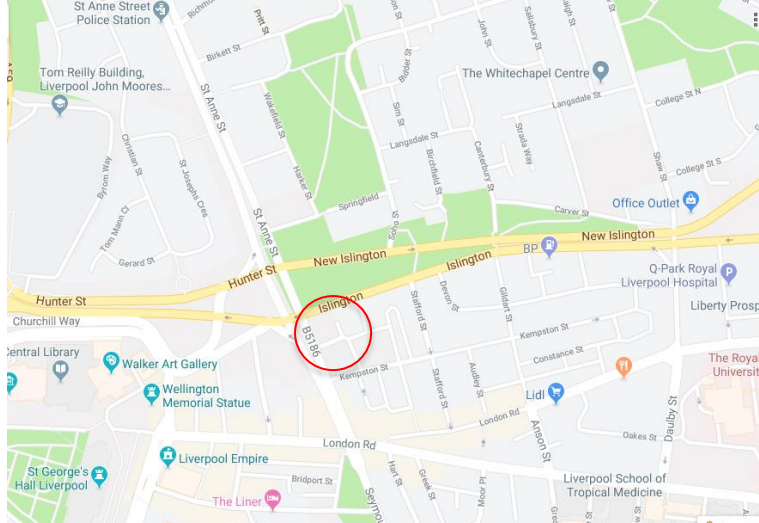
COMPLETION AUGUST 2019

- A total of 6221 sq. ft of commercial space within a newly constructed 735 Bed Student accommodation building.
- Extremely prominent ground floor commercial premises on Norton Street close to the junction of Islington, one of the main arterial routes of Liverpool City Centre.
- Located within a well-established student location and residential location, within 10 mins walk to local universities as well as Royal Liverpool Hospital and a 5 minute walk to Liverpool Lime Street Station.
- The commercial space may suit a wide variety of uses including office, restaurant, and bar uses (STPP)



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



Plan for identification purposes only

LOCATION

The property fronts onto both Norton Street and Islington within the established London Road student district of Liverpool within a short walk to central Liverpool City Centre. Nearby occupiers include Tesco Express, Costa Coffee, Gateway Conference, Home Bargains and B&M.

DESCRIPTION

The building benefits from excellent transport links and main bus terminal leading to the City Centre and beyond, along with Lime Street Station, within a 10 minute walk providing access to the national railway network. There is also a number of pay and display car parking close to the scheme.

Calico provides a newly constructed purpose built student scheme of 735 student beds over 14 stories located on the Islington and Norton Street.

The Ground floor commercial benefitting from significant and prominent frontage on to Islington with full height glazed frontages and rear frontage on to Kempton Street car parking, which may be used as a separate entrance or service delivery point.

The commercial space may be split to provide accommodation to suit occupiers' requirements from 1,000 to 6,221 sq.ft. The construction will be complete in August 2019, in time for student in take in September 2019. There is also the opportunity for external seating within a covered walkway adjoining the glazed frontages.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

578 m² (6,221 sq ft)

The Commercial unit may be subdivided to suit occupiers' requirements in multiples of 1,000 sq ft.

EPC

To be assessed.

SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

RATEABLE VALUE

To be assessed.

TERMS

The premises are available to let as a whole or in part on a full repairing and insuring lease subject to negotiation.

A sale of the long leasehold interest of the commercial interest may be available via separate negotiation.

RENTAL

Rental commencing at £12.50 per sq ft.

Lettings from £12,500 per annum or £75,000 per annum for the entire accommodation.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424

jonathan@jorealestate.co.uk