

## PROMINENT COMMERCIAL PREMISES TO LET

THE COPPER HOUSE, 21 STRAND STREET,  
LIVERPOOL, L1 8LT



- ◆ Highly Prominent Premises in Liverpool City Centre
- ◆ Waterfront Location
- ◆ Potential for covered Outdoor Seating
- ◆ Arranged over Ground Floor
- ◆ Rent of £40,000 per annum

TO  
LET



## LOCATION

The Copper House is a landmark collection of 382 rental apartments, a lounge, a fully equipped gym and a 16th floor garden offering far-reaching views across the Liverpool skyline.

The premises are situated in the heart of Liverpool city centre in a highly prominent and sought after waterfront location fronting The Strand. Located on the iconic dockside of Liverpool, moments from Liverpool One and directly opposite The Albert Dock, the premises are ideally located for both retailers and food and beverage operators alike.

Established operators in the immediate vicinity include Travel Lodge, Tesco Express and Heavenly Desserts.

## ACCOMMODATION

The premises are arranged over ground floor only comprising the following approximate areas:

<b>Unit 1</b>	926 sqft	(86 sq m)
<b>Unit 2</b>	1,091 sqft	(101 sq m)
<b>Combined Unit</b>	2,017 sqft	(187 sq m)

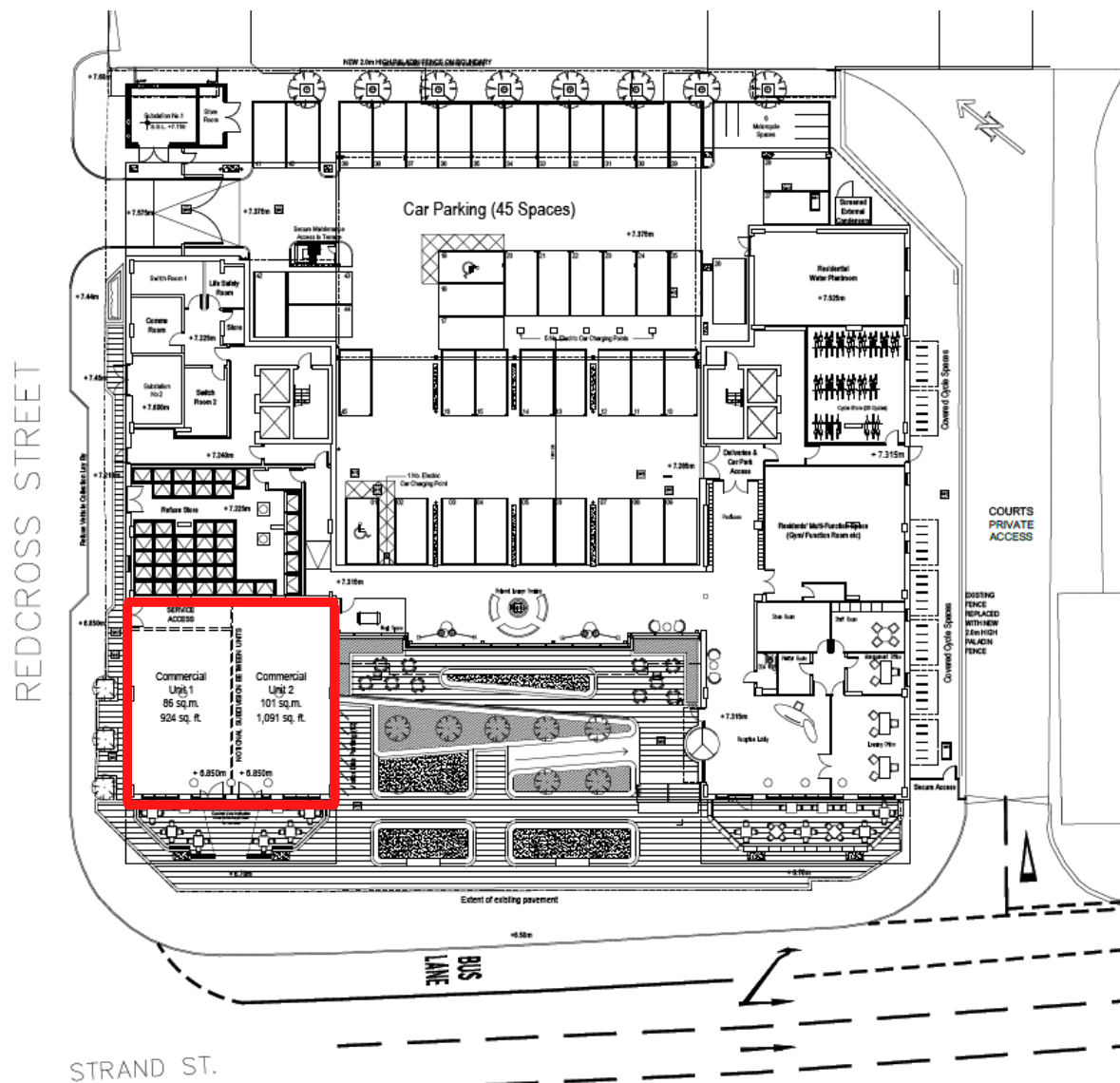
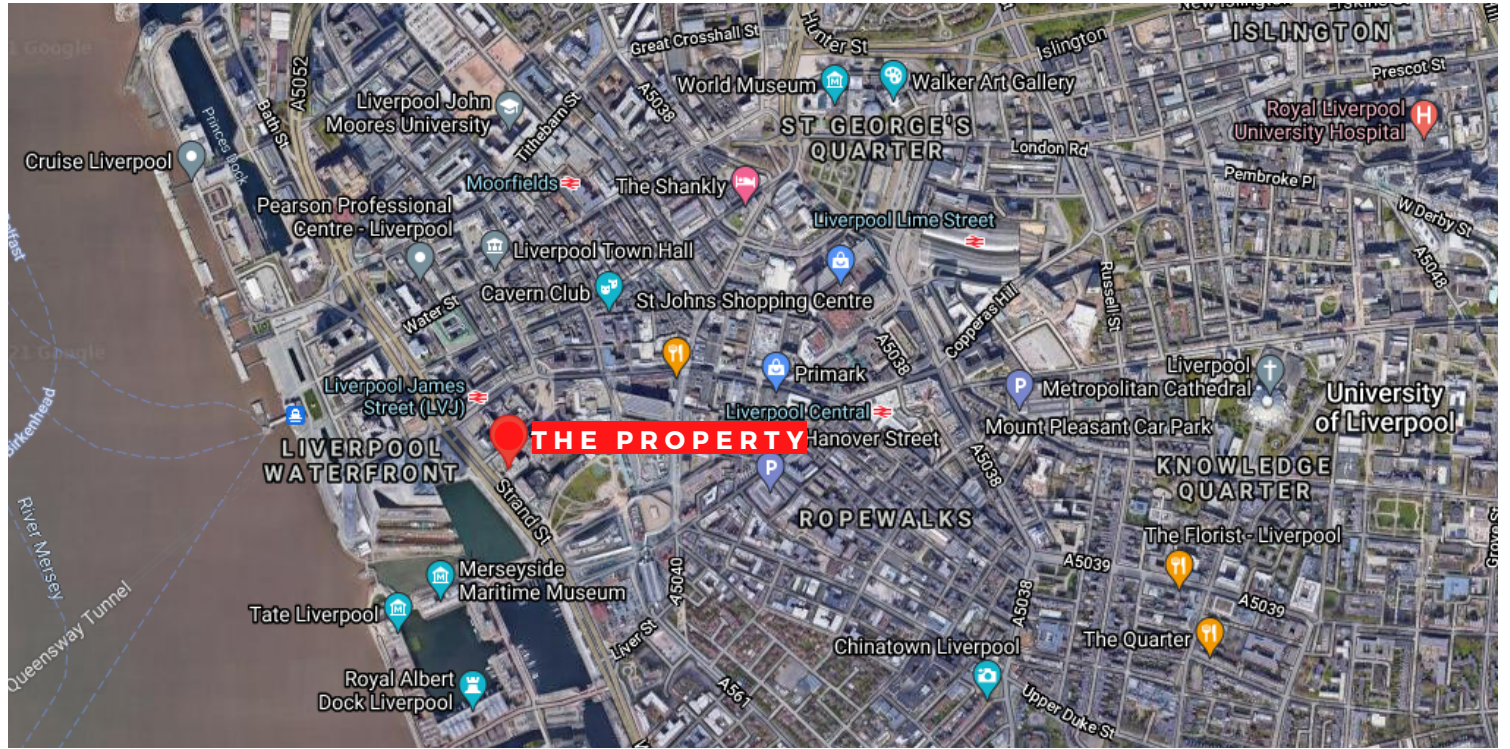
## LEASE

The premises are available by way of a new effective and full repairing insuring lease for terms of years to be agreed, subject to 5 yearly upward only rent reviews.

## RENT

£40,000 per annum exclusive for combined unit.





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### RATES

Interested parties are advised to verify this information via the Local Rating Authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

### ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

### VAT

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

### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

### LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

### VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy  
Telephone: 0161 828 8789  
Mobile: 07841 661 990  
Email: [cmulloy@cheetham-mortimer.com](mailto:cmulloy@cheetham-mortimer.com)

### SUBJECT TO CONTRACT

AUGUST 2021



@MRRETAILEXPERT



[WWW.CHEETHAM-MORTIMER.COM](http://WWW.CHEETHAM-MORTIMER.COM)