

## **2 COMMERCIAL UNITS TO LET SUITABLE FOR A VARIETY OF USES (stp)**



## **14 – 15 CLEVELAND SQUARE**

**Liverpool City Centre, Ropewalks**

**L1 5BE**

- Refurbished and attractive accommodation
- Immediately Available
- Situated in the heart of the famous Ropewalks
- On site car parking

**479 sq ft (44.5 sq m) per unit**



# 14 – 15 CLEVELAND SQUARE

## LIVERPOOL CITY CENTRE ROPEWALKS, L1 5BE

### LOCATION

The subject property is located within the Ropewalks area with access being from Paradise Street. The main retail core is within five minutes walk and Liverpool's new retail development, Liverpool 1, is in closer proximity. The main bus terminal and the Merseyrail Central train station are also both situated within easy walking distance.

Ropewalks is renowned for being one of Liverpool's most creative quarters with the majority of occupiers being from the media, publishing, design and communication sectors.

### DESCRIPTION

The property comprises two mid terrace units being part of a recently refurbished three storey development of mixed residential and commercial uses.

Each unit benefits from the following:

- Shower room
- Mezzanine floor
- 2 secure parking spaces
- Internal roller shutters fitted to the main elevation windows

### ACCOMMODATION

The accommodation has been measured on a net internal basis in accordance with the RICS Code of Measuring Practice. The units extend to the following approximate total floor areas:

14 Cleveland Square – 479 sq ft (44.5 sq m)

15 Cleveland Square – 479 sq ft (44.5 sq m)

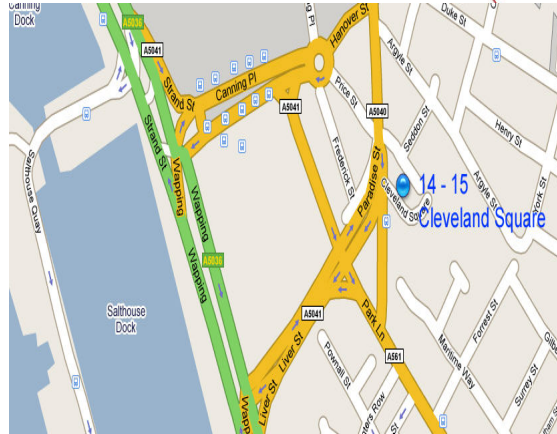
### BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the Local Authority.

Interested parties should make their own enquiries to

### TERMS

The accommodation is available on new leases for terms to be agreed on full repairing and insuring bases.



### VAT

All prices, outgoings and rentals quoted are exclusive of Vat to which they may be liable.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

### VIEWING

For further information or to arrange a viewing please contact:

Rupert Lowe / Andrew Byrne

Tel: 0151 255 0755

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Or our Joint Agent:

Neil Kirkham  
Hitchcock Wright and Partners

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**SUBJECT TO CONTRACT**

