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| TIO | **To Let Lease** |  | **Commercial and Industrial Letting Opportunity – Paul Street Vauxhall L3 6DX** |  |
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Unit 4, 15 Paul Street.



**Description/Background:**

Liverpool City Council is inviting expressions of interest from individuals or businesses seeking to lease one or multiple commercial/industrial units. This opportunity is open to parties interested in acquiring a new lease for the property detailed below.

The subject property is a purpose-built single storey, high bay, advanced factory unit which forms part of a block of seven identical units. Constructed with brick and blockwork, the unit features a pitched profile metal roof with interspersed roof lights and roller shutters to the rear of the property.

Internally, the unit comprises an open-plan storage/production area which has been divided into 20 smaller rooms with a concrete floor and two WC facilities. The property benefits from a mains water supply and a single-phase electricity supply. There is no gas supply to the unit.

Externally, the property includes a forecourt area at the front, providing additional space for loading or parking.

The unit may require minor refurbishment to update and has been customised by the previous tenant to create a complex of separate rooms. Alternately the incoming tenant may wish to undertake a refurbishment of the unit and return it to its original state. Floor plans undertaken by the Council are available upon request, and prospective tenants are encouraged to conduct their own surveys as required.

**Site details & LOCATION:**

The property is located approximately half a mile north of Liverpool City Centre on the Paul Street/Blackstock Street Industrial Estate in the Vauxhall area of Liverpool. Paul Street is located off Vauxhall Road which can be accessed via Leeds Street and provides good links to the Mersey Tunnels, City Centre as well as the outer suburbs of Liverpool.

The property available offers a substantial floor area at 450m2 (4,844 sq.ft). Prospective purchasers should seek specialist advice regarding surveys and valuation.

**FINANCIAL OFFER:** Liverpool City Council would consider all offers based on reasonable market rent. In compliance with s123 of the Local Government Act 1972 the Council must achieve best value/consideration for all disposals.

**TENURE:**

The City Council owns the freehold to the property, which is currently vacant and ready to be let at market value. Tenants will be offered a 5 year lease contracted out of the 1954 Landlord and Tenant Act.





**RATES:**

Please contact 0151 233 3000 for further information on business rates or visit <https://liverpool.gov.uk/business/business-rates/>.

**PLANNING:**

Interested parties should also make themselves aware of relevant planning policy relating to mixed-use development in this location, including the Liverpool Unitary Development Plan, Anfield – Spatial Regeneration Framework and advice at the following link:-

[www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/](http://www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/)

The Planning Authority provide a pre-application service, details of which are on the attached link below. Any planning enquiries should be made through this process –

[www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service](http://www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service)

**ADDITIONAL COSTS:**

All new lettings are subject to the payment of the City Councils surveyor’s fees £3000 and legal fees £2,310.

<https://liverpool.gov.uk/business/land-and-property/property-management-case-fees/>

**CONSIDERATIONS:**

The Council is seeking submissions from interested parties of various Industrial, commercial, office use.

**FORMAL OFFERS & SUBMISSION PROCESS:**

1) The Council is not bound to accept the highest or any offer made;

2) The Council reserves the right to shortlist the submitted offers pending future negotiation;

3) The Council reserves the right to end the tender process at any time.

4) Interested parties will be expected to complete and pass the Councils Due Diligence process;





**FURTHER INFORMATION AND VIEWINGS:**

Viewings of the properties are available.

All enquiries and for further information please contact:

Email address: [Jamie.McManus@liverpool.gov.uk](mailto:Jamie.McManus@liverpool.gov.uk)

This email address is for enquiries only.

Liverpool City Council, Cunard Building, Water Street, Liverpool, L3 1AH

**PLAN.**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

*The information provided in this brochure has been provided in good faith and is considered to be correct at the time of publication (Oct 2018)). Liverpool City Council (‘LCC’) has taken all reasonable precautions and has exercised all reasonable due diligence to ensure its accuracy. However, absolute accuracy cannot be guaranteed and must not be relied upon. All measurements, areas and boundaries are approximate and given for illustrative purposes only. Prospective purchasers must assure themselves, through their own investigations, that the information contained in these particulars is accurate and if there is any doubt to clarify it with LCC first. LCC, its agents and employees cannot be held responsible if the information in this brochure is subsequently relied upon by prospective purchasers who suffer loss as a result.*

**A blueprint of a building

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