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| TIO | **To Let Lease** |  | **Commercial and Industrial Letting Opportunity – Paul Street Vauxhall L3 6DX** |  |
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Paul Street L3 6DX

**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 properties detailed below.

This opportunity is open to parties interested in acquiring a new lease for one or more of the available properties.

The units are purpose-built, single-storey, high bay advanced factory spaces forming part of a block of similar properties. Constructed with brick and blockwork, each unit features a pitched profile metal roof with interspersed roof lights and roller shutters to the rear.

Internally, the units typically comprise open-plan storage or production areas. Some have been subdivided into smaller rooms and include WC facilities. All units benefit from mains water and three-phase electricity supplies. There is no gas supply.

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

Some units may require minor refurbishment. Previous tenants have made customisations, and incoming tenants may choose to retain these or return the units to their original open-plan layout. Floor plans prepared by the Council are available upon request, and prospective tenants are encouraged to carry out their own surveys as needed.

**Site details & LOCATION:**

The properties are located approximately half a mile north of Liverpool City Centre, within the Paul Street/Blackstock Street Industrial Estate in the Vauxhall area of Liverpool. Paul Street is situated off Vauxhall Road, which connects via Leeds Street and offers excellent access to the Mersey Tunnels, the City Centre, and the wider Liverpool suburbs.

A range of units are available, offering substantial floor areas between 450m² (4,844 sq.ft) and 632m² (6,802 sq.ft). Prospective tenants or purchasers are advised to seek specialist advice regarding surveys and valuations to assess suitability for their intended use.

**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

This email address is for enquiries only.

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