SK REAL ESTATE

TO LET

Former Ark Health Club, 109 Old Hall Street, Liverpool, L3 9BD

- Substantial Former Health Club and Spa
- Swimming Pool, Gym, Studio, Treatment and Wellness Facilities
- Directly Integrated with the Adjoining Radisson Blu Hotel
- Total Approx NIA: 1,129 sq.m (12,162 sq.ft)

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Location

The property occupies a prominent position on Old Hall Street within Liverpool`s established Commercial District, immediately adjoining the Radisson Blu Hotel and within close proximity to the city`s waterfront. The surrounding area comprises a strong mix of major office occupiers, hotels and an increasing residential population, providing a substantial daytime and evening catchment. Moorfields Station is within easy walking distance, together with Liverpool ONE, the waterfront and the wider city centre. The location also benefits from ongoing investment across the northern waterfront and Commercial District, with increasing activity generated by Liverpool Waters, the new ferry terminal and the continued expansion of the city towards the north.

The Property

The property comprises a substantial former health club and spa arranged over four floors, providing a comprehensive range of leisure and wellbeing facilities. The accommodation includes large open-plan gym and fitness areas, studio space, swimming pool, jacuzzi, sauna, steam room, treatment areas and extensive changing facilities, together with ancillary staff and storage accommodation. The premises remain substantially fitted and would suit continued leisure use or a wider range of complementary health, beauty and wellbeing occupiers. A particular feature is the property`s direct integration with the adjoining Radisson Blu Hotel, providing access to an established hotel customer base in addition to the surrounding office and residential catchment

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Lower Ground Floor:	29 sq.m (312 sq.ft)
Ground Floor:	327 sq.m (3,526 sq.ft)
First Floor:	361 sq.m (3,885 sq.ft)
Second Floor:	412 sq.m (4,439 sq.ft)
Total:	1,129 sq.m (12,162 sq.ft)

Tenure

The premises are available to let by way of an effectively Full Repairing and Insuring Lease, for a term to be agreed.

Rent

£120,000 per annum, exclusive of VAT, service charge, business rates and all other outgoings.

EPC

The property has an Energy Performance Rating of C56. A full copy of the EPC is available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skre.co.uk)

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