

# TO LET

## PRIME RETAIL & LEISURE SPACE AVAILABLE

*1,825 – 7,685 SQ FT AVAILABLE*

Would suit a variety of exciting uses (STP)



*All enquiries:*

**LBL Real Estate**

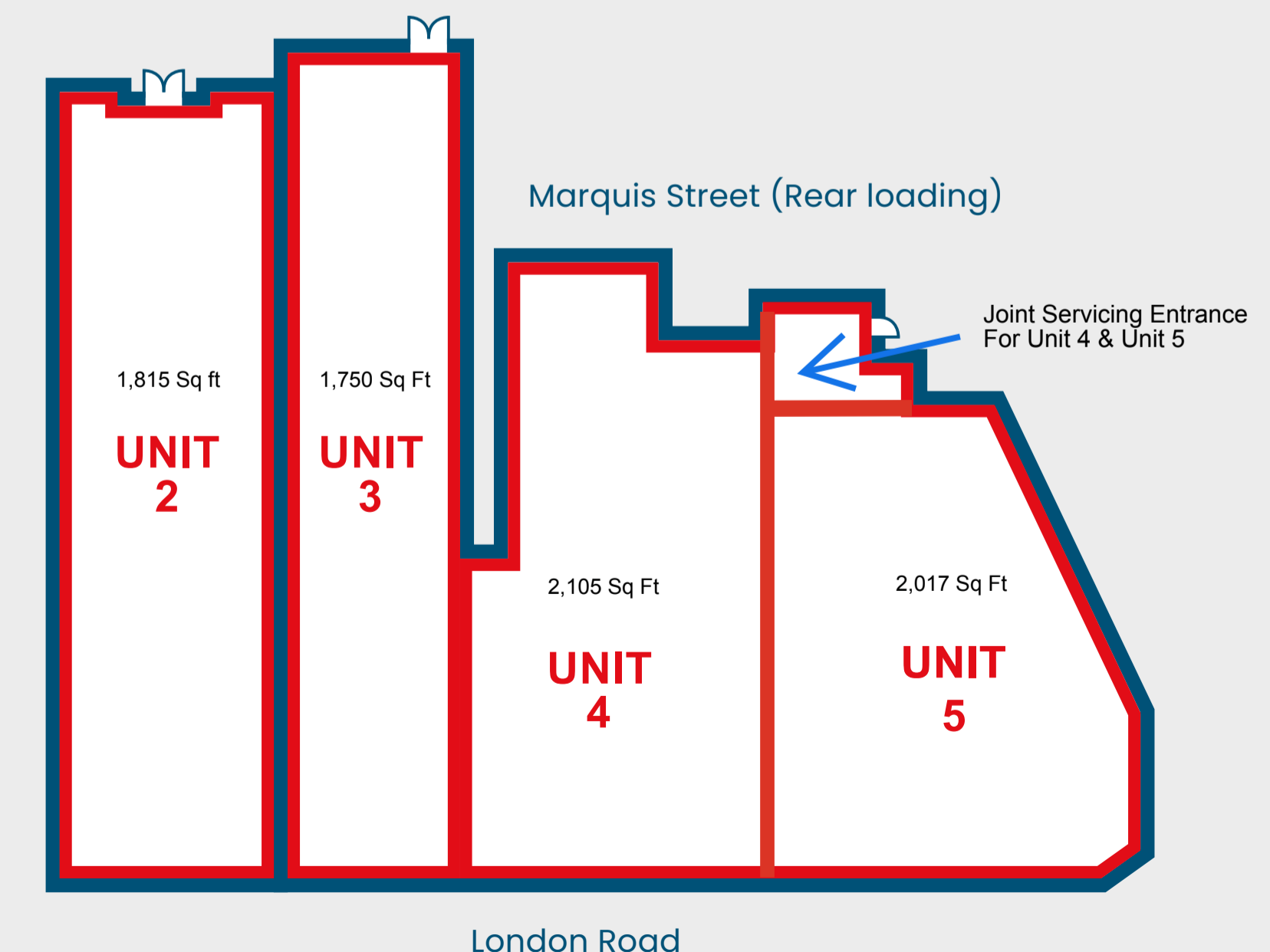
licensed | beds | leisure

**Nick Huddleston MRICS**

**t:** 0161 327 3685 / 07791 251745

**e:** [nick@lblrealestate.co.uk](mailto:nick@lblrealestate.co.uk)

**w:** [www.lblrealestate.co.uk](http://www.lblrealestate.co.uk)





WINDSOR COURT

MAGIC SCISSORS



SUBWAY

WINDSOR COURT

£5 MEAL

GREEK STREET



1  
LIVERPOOL  
ONE

ST  
GEORGE'S  
HALL

LIVERPOOL  
JOHN MOORES  
UNIVERSITY

Liverpool Lime Street

Cultural Quarter

WINDSOR COURT

UNIVERSITY OF  
LIVERPOOL

The Royal Liverpool  
University Hospital

Fabric  
District

## WINDSOR COURT, 112 – 118 LONDON ROAD, LIVERPOOL, L3 5NL

---

**Windsor Court – External Elevations**



**Unit 2 – Windsor Court**



**Unit 3 – Windsor Court**



## WINDSOR COURT, 112 – 118 LONDON ROAD, LIVERPOOL, L3 5NL

---

Unit 4 – Windsor Court



Unit 5 – Windsor Court



Unit 5 – Windsor Court (Continued)



# WINDSOR COURT, 112 – 118 LONDON ROAD, LIVERPOOL, L3 5NL

## LOCATION & SITUATION

- The property occupies a prime and prominent position fronting the junction of London Road and Greek Street in the heart of Liverpool's Knowledge Quarter. The city centre retail core and Liverpool One is a 10 minute walk to the west.
- In very close proximity are the campuses of University of Liverpool and Liverpool John Moores University. The Knowledge Quarter supports 14,000 full time jobs and educates 60,000+ people. Over 6,600 PBSA student beds are situated within a 0.3 mile radius of the Property with a further 1,000 rooms currently under construction. The Fabric District, which directly abuts London Road is an important city centre commercial district of about 25 hectares (60 acres) and home to around 200 businesses which includes a decent selection of retail and restaurant outlets centred on London Road & Monument Place. Adjacent occupiers include Tesco, Lidl, Home Bargains, Arum Supermarket, Subway and Mr Chilli's.
- Significant residential development in under construction directly opposite facing the Property on Monument Place; Milliners Yard (258 residential apartments) and Audley House (199 residential apartments in the former TJ Hughes department store).
- Monument Place directly opposite is a significant public square, which acts as a focal point for activities along London Rd. Monument Place has been redesigned and will receive investment to regenerate and repurpose this important open space as part of a Fabric District initiative to improve the quality and connectivity of the wider public realm

## ACCOMODATION

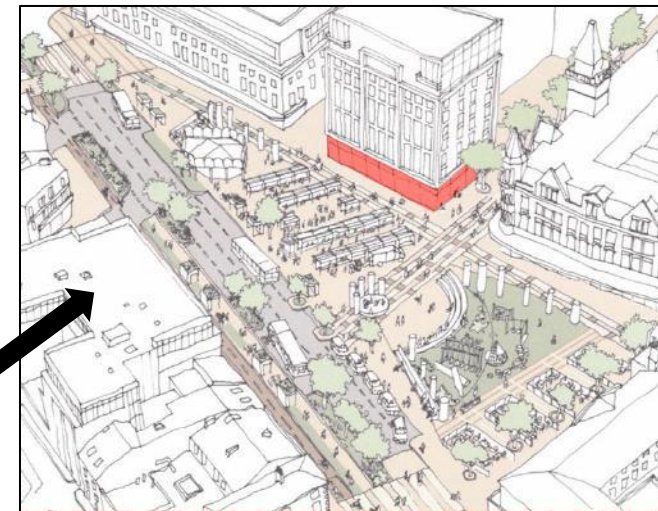
- The premises is located within a link detached 6 storey purpose built student accommodation block comprising 102 premium studio's.
- The ground floor comprises a range of commercial units totalling c.7,685 sq ft. These have been divided into 6 self contained commercial units of c.2,000 sq ft each. Subway currently occupies Unit 1 with the remaining units being completed recently with an extensive floor to ceiling glazed frontage. Floor to ceiling heights are generous at c3.8 metres to 4.0 metres.

## AVAILABILITY

- The commercial units benefit from an existing Use Class E planning consent and therefore could accommodate a range of exciting uses including retail, office, bar restaurant, medical and gym / health and fitness.
- The units are now ready and fully available for leasing. Please contact LBL Real Estate to arrange a viewing.

## Floor Area (NIA Basis)

Floor	SQ M	SQ FT
Unit 2	168.61	1,815
Unit 3	162.57	1,750
Unit 4	195.55	2,105
Unit 5	187.38	2,017
<b>Total</b>	<b>714.11</b>	<b>7,685</b>



CGI: Monument Place – Proposed Improvements (MGMA Architects).

## EPC

EPC assessments are currently being undertaken for the Property. Further details will be available shortly.

## SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water and 3 phase electricity.

## RATEABLE VALUE

The Property has yet to be assessed for business rates (previously under construction). A rateable value assessment will be undertaken in due course. For the avoidance of doubt, the business rates are the responsibility of any ingoing Tenant.

## PREMISES LICENSE

Any use requiring a premises license will be the responsibility of an ingoing Tenant.

## PLANNING

We understand the property is not Grade II listed and is not located within a Conservation Area. The commercial units benefit from an existing Use Class E planning consent and therefore could accommodate a range of exciting uses including retail, office, bar restaurant, medical and gym / health and fitness.

## RENT

On application

## VAT

Figures stated are exclusive of VAT (if applicable).

## VIEWINGS

Viewings are to be arranged strictly through LBL Real Estate the retained sole agents.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited – **May 2025**

**LBL Real Estate**  
licensed | beds | leisure

## CONTACT

**Nick Huddleston MRICS**

**T: 0161 327 3685**

**M: 07791 251745**

**[nick@lblrealestate.co.uk](mailto:nick@lblrealestate.co.uk)**