

LIVERPOOL

Former Ark Health Club

**109 Old Hall Street
L3 9BD**

**FULLY FITTED GYM / SPA
AVAILABLE BY WAY OF A NEW LEASE**

Location / Description

Located adjacent to the Radisson Blu Hotel at 109 Old Hall Street, Ark Health Club offers a modern, well-appointed health and fitness facility in the heart of Liverpool's commercial district, within easy walking distance of Moorfields Station, Liverpool ONE, the M&S Bank Arena and key waterfront attractions.

The premises comprise a fully fitted health and fitness club extending to approximately 12,162sq ft over four floors. The facility includes a modern gym with high-quality equipment, dedicated male and female changing rooms, a swimming pool, hot tub, sauna, steam room, and treatment rooms. The unit is fully fitted and ready for immediate occupation.

Accommodation

Lower Ground	312 sq ft	29 sq m
Ground Floor	3,526 sq ft	327 sq m
First Floor	3,885 sq ft	361 sq m
Second Floor	4,439 sq ft	412 sq m

Lease/Rent

The property is available by way of a new lease at a rent of **£140,000 per annum exclusive**.

Service Charge

A service charge is payable on this property. Please contact the agents.

EPC

C56.



Virtual Tour

<https://youtu.be/1HuW1mrKowQ?si=uumU8pZdWxKxcFPG>

Business Rates

Rateable Value - TBC

Interested parties are advised to make their own enquires.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

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

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

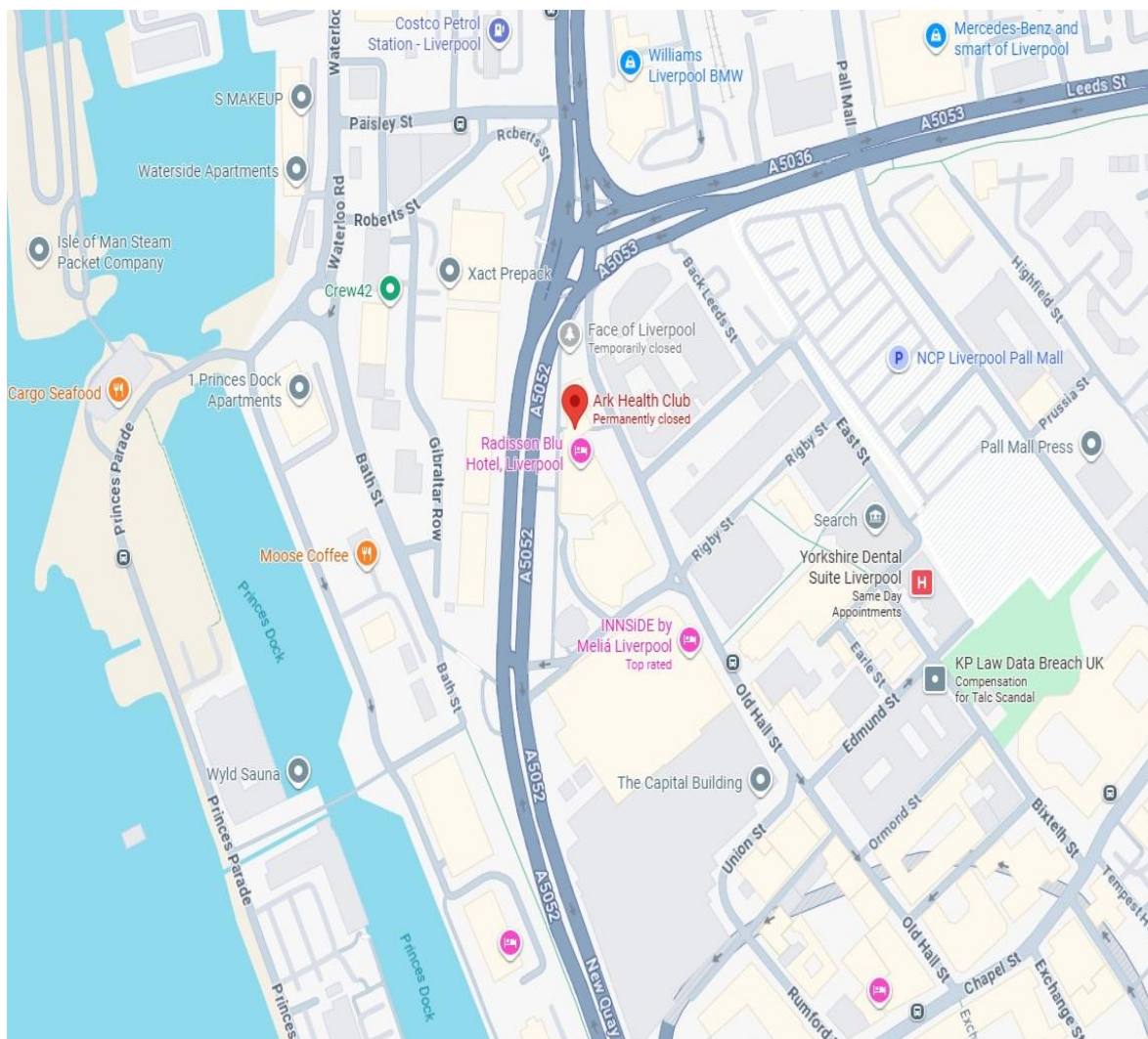
Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 07795 348079

llyr@emanueloliver.com

or joint agents Lyons Thompson Letts on 0161 260 0063.





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.