

# TO LET

5-7 Bridgewater Street, Liverpool, Merseyside L1 0AR

Ground floor commercial premises



## RETAIL / RESTAURANT / OFFICE

- Substantial ground floor commercial premises benefiting from full height glazed frontage.
- Floor area 327 m<sup>2</sup> (3,520 sq.ft)
- Suitable for retail / restaurant / office purposes.
- Currently shell state condition ready for occupier's fit out. Within central prominent position in the Baltic triangle.



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The premises are located fronted in a prominent position on Bridgewater Street close to the junction with Jamaica Street within the Baltic Triangle area of Liverpool City Centre. Directly opposite the premises is an open park grassed area with trees forming a public square. The Baltic Triangle has seen considerable development and become very popular with a number of new residential housing, apartments and leisure occupiers and creative enterprise organisations. These include Women's Business Centre, The Artisan, The Red Berry Club, Swanky Malone Nightclub, Camp & Furness, Elevator Café / Bar, and Liverpool Sound City.

## DESCRIPTION

The property provides a ground floor commercial unit situated within a purpose built residential / office development. The premises benefits from a substantial frontage with internal roller shutters onto Bridgewater Street with six full height glazed panels and entrance door leading to a largely open plan shell state premises with capped off services.

The premises will be let in a shell state ready for occupier's fit-out work, benefitting from car parking to the front elevation and rear access for service point / staff purposes.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M <sup>2</sup>	SQ FT
Ground Floor	337	3,520

## EPC

An Energy Performance Certificate is available upon request.

## SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

## RATEABLE VALUE

To be assessed.

## PLANNING

We understand the property benefits from planning permission for A1 (retail), A2 (offices), A3 (restaurant / café) consents in accordance with the Use Classes Order of the Town and Country Planning Acts.

## TERMS

The property is available to let on a new full repairing and insuring lease subject to negotiation.

## RENTAL

Offers in the region of

**£40,000 per annum**

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**

**0151 319 2424**

**07702 131 701**

**Contact : Jonathan Owen**

**CALL OR EMAIL TO  
DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)  
CHARTERED SURVEYOR**

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