

TO LET

61/63 Bold Street, Liverpool L1 4EZ

Ground floor and basement premises

Total Approx Combined Area 361m² (3,890 sq ft)



PRIME VIBRANT NICHE RESTAURANT/ RETAIL TRADING LOCATION

- Full height double fronted period premises located within a central position on Bold Street, a prime niche restaurant and retail trading area
- Excellent pedestrian flow from shoppers, students, young professionals, residents and office occupiers
- Close to Central Station linking the Knowledge Quarter and University district to the prime City Centre
- The premises will be reconfigured to provide an open plan ground floor and an open plan full height basement with rear escape stairs and potential for a lift



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property occupies a central position on Bold Street within the Ropewalks district of Liverpool City Centre. It forms part of a well-established and highly successful prime leisure area and is a natural pedestrian link between the knowledge Quarter and University areas situated uphill and the Liverpool One shopping district and city centre downhill. It has excellent pedestrian flow by day and night.

Bold Street hosts a wealth of restaurants, bars and niche retailers including Leaf, Ellis Brigham, Size, Fat Hippo, Soho clothes, Utility, Mowgli Indian street food, La Parrilla Mexican Tapas, Greek Taverna, Ban Di Bul Korean, Toro Steak House, Rudys pizza, with numerous others as can be seen from the location plan. Bold Street is arguably one of the best niche trading streets within Liverpool. It is a vibrant street, with controlled service access for vehicles which allows external street seating.

Transport options are excellent with Central Station (Merseyrail) at the bottom of the street, and various car parks and bus routes close by.

DESCRIPTION

This period building has a high glazed double frontage with coloured leaded lights. The property is currently being reconfigured to provide a superb open plan unit. The basement will be full height and suitable for trading, additional covers and back of house facilities.

The rear has external access to a gated alleyway ideal for escape, extraction and bin storage. The unit will be refurbished and offered in a shell state ready for occupiers fit-out.

The premises fall within Class E of the Planning use classes and are suitable for restaurant and retail uses.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M ²	SQ FT
Ground Floor	187.60 m ²	2,020 ft ²
Basement	173.80 m ²	1,871 ft ²
Combined Floor Area	361.00 m ²	3,890 ft ²

EPC

An Energy Performance Certificate is available upon request.

SERVICES

Mains services are available to the property including, electricity, gas (small supply may need upgrading), mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £53,000.

PLANNING

We understand the property benefits from A1 Retail / A3 Restaurant consent in accordance with the Use Classes Order and Town and Country Planning Acts as varied on 3rd September 2020 to provide Class E uses.

TERMS

The premises is available to let on a new full repairing and insuring lease, terms to be agreed at a rental of offers in the region of

£100,000 per annum

VAT

The property is not currently VAT registered so VAT is not currently charged on rent.

AGENT'S 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 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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