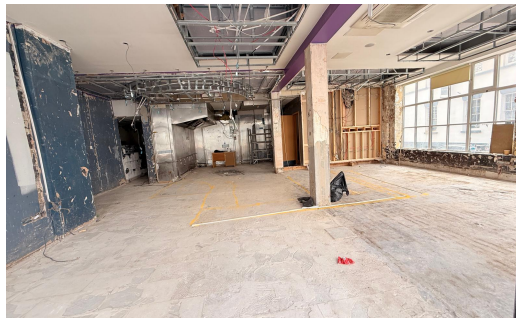


# TO LET

52 Duke Street, Liverpool City Centre, L1 5AA

Approx Area 116 sq.m (1249 sq.ft)



Retail / Café / Restaurant / Office Premises

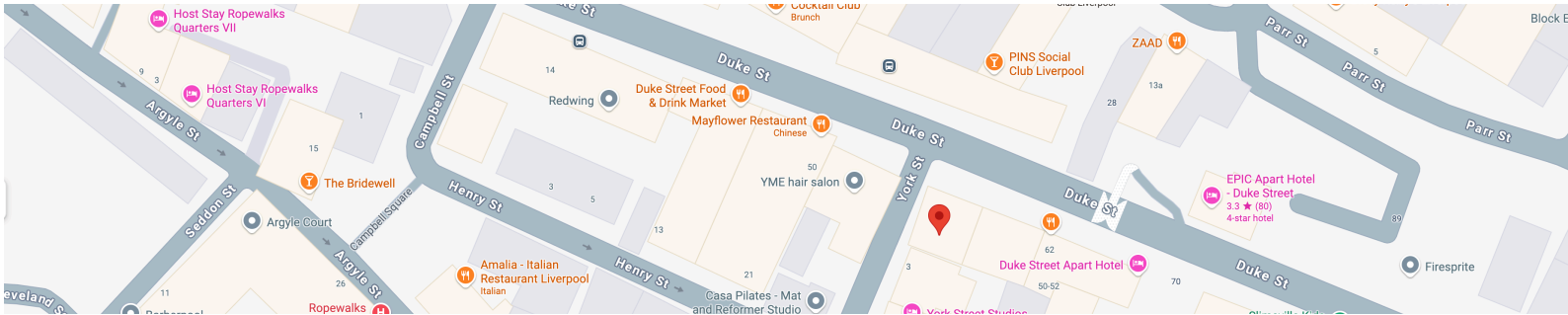
- Well established/ Busy City Centre Location
- Benefitting from planning permission for A3 Restaurant / Café, A1 Retail and A2 Offices uses.
- Please note the premises cannot be used for the sale of alcohol.
- Short walk to Liverpool One.
- Located in the Ropewalks popular location for residential and student buildings and offices.



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS





LOCATION

The property is located within the heart of the Ropewalks district of Liverpool city centre. The immediate area is well established and popular with the mixed uses of commercial, restaurants, bars, retail and numerous residential, and student buildings, including the recently developed Wolstenholme Square providing substantial residential catchment and also Aparthotels including the Casartelli, Stay City and Epic Aparthotels.

Nearby occupiers include Pins Bowling Alley, The Brunch Club, Filter and Fox, Sound Bar, Mayflower Chinese restaurant, Munroe Bar and Duke Street food market bar and various other leisure occupiers within close proximity.

The property is also close to the prime retail district within Liverpool One at the southern end of Duke Street and Hanover Street junction where John Lewis is located, along with a number of high street brands within the main shopping district. Paradise Street bus station and various multi-storey car parking facilities are within a short walk. The immediate area benefits from metered street parking.

DESCRIPTION

The property provides a prominent corner double fronted ground floor and basement premises with recent planning for upper floors as an aparthotel with self-contained entrance.

The building provides a prominent corner frontage onto Duke Street and Kent Street. The premises will be provided in a part shell state ready for occupiers’ fit out. Benefitting from 3 phase supply, basement walk in freezer stores, extraction system, AC on a largely open plan footprint.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) to provide the following approximate areas and dimensions:

	SQ M	SQ FT
Ground Floor	99 m²	1065 sq ft
Basement	17 m²	183sq ft
Total Approx Area	116 m²	1249sq ft

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

The premises has a rateable value of £11,428.

PLANNING

The property benefits from planning permission for A3 Restaurant / Café, A1 Retail and A2 Office premises in accordance with the use classes order of the Town and Country Planning Act.

The property cannot be used for the sale of alcohol on or off the premises.

TERMS

The property is available on a new lease, terms to be agreed subject to full repairing and insuring basis.

RENTAL

£35,000 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**

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.

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

07702 131 701 / 0151 319 2424  
jonathan@jorealestate.co.uk

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

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all plans, maps and photographs are for identification purposes only and do not form any part of a contract.