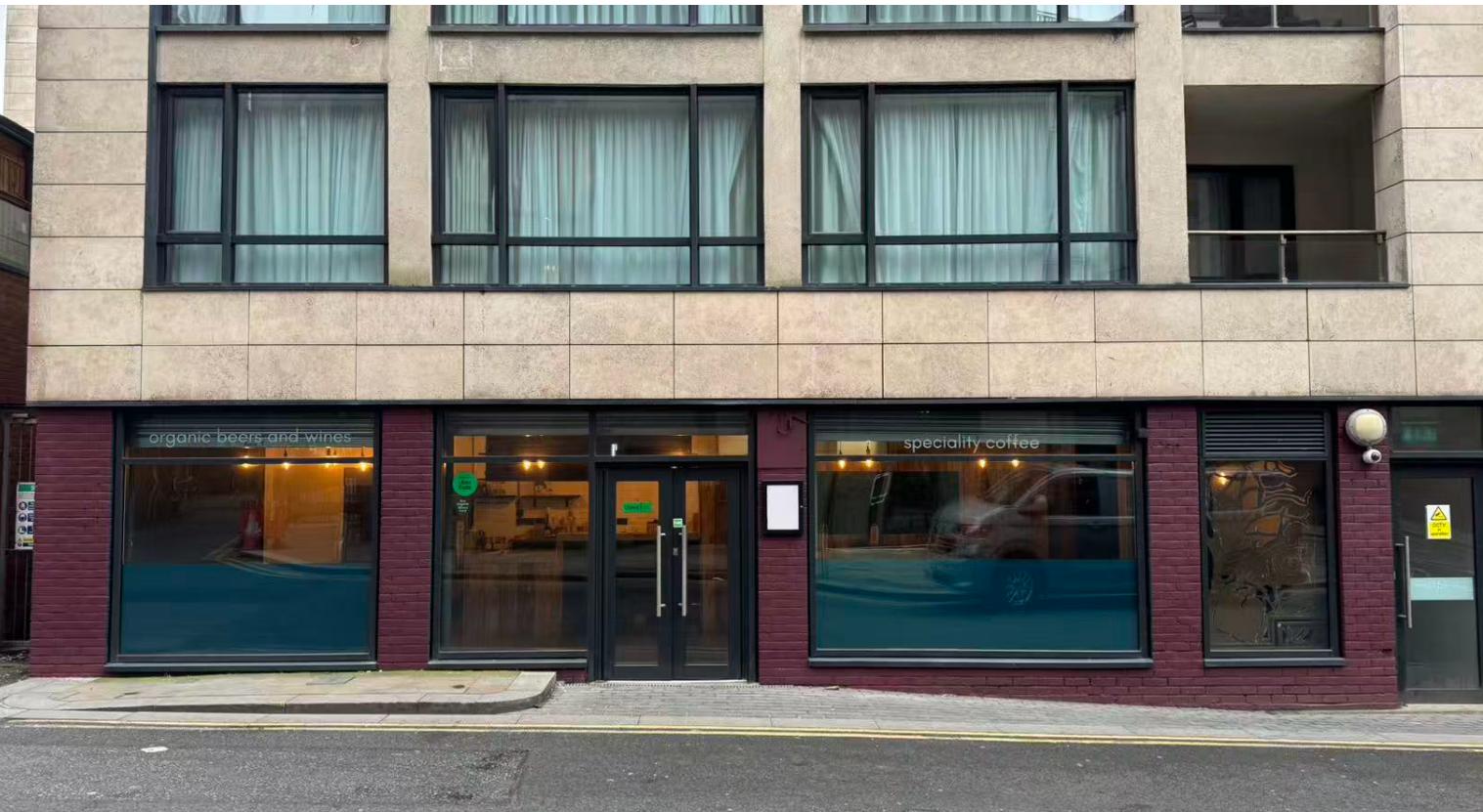


TO LET

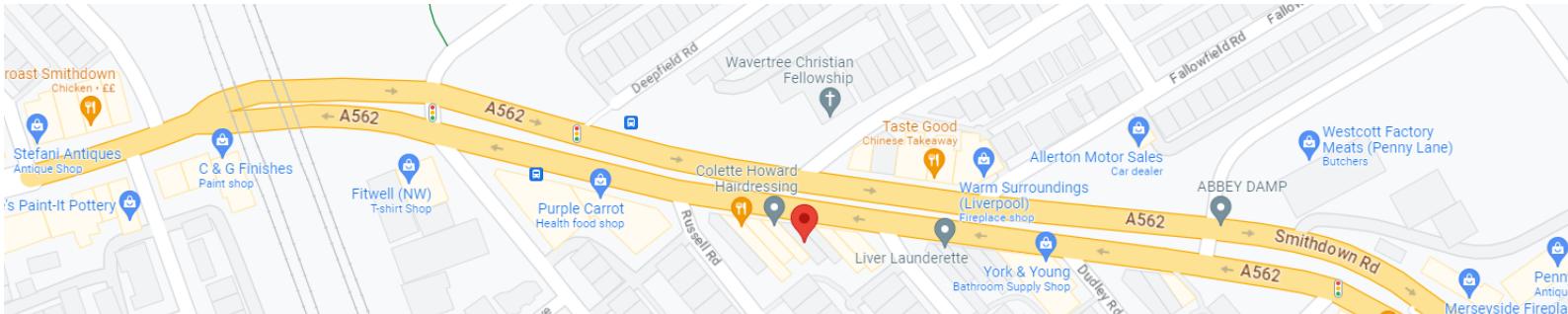
**Unit 3 Lever Court, 16 Gradwell Street, Liverpool L1 4JH
Liverpool City Centre**

Ground floor premises total approx. area 55m² (596 sq ft)



Retail / Restaurant / Bar / Café Uses

- Located within the heart of the Ropewalks District, popular restaurant/bar location.
- Nearby occupiers include 7 Brothers Beer House, Stay City Apartments, Novotel Liverpool, Colour Electric Tattoo.
- Close to Wolstenholme Square with a number of restaurant/bars, as can be seen from the location plan.
- Fully fitted kitchen, four bay glazed shop fronted, three-phase electric, gas installed ready for new fitout.



LOCATION

The property is located on Gradwell Street close to the junction of Hanover Street within Liverpool One and The Ropewalks district of Liverpool City Centre. There are a number of hotels, student developments and various restaurants and bars within close proximity as the property is also a short walk to Wolstenholme Square and there are a wealth of national multiples within Hanover Street with the drinking and restaurant circuits of Duke Street and Seel Street, all within close proximity, as can be seen from the location plan.

DESCRIPTION

The property provides a ground floor four glazed full height fronted premises within a recently built apartment building which was previously occupied as a restaurant premises and licensed to sell alcohol, which has now lapsed. The property benefits from a fully fitted kitchen with gas installed and three-phase electric supply, sink/drainer, counter, various cooking and cold storage equipment and provides disabled toilet and an open-plan seating area with good natural light fronting onto Gradwell Street. We understand the property also benefits from waste storage within the building.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M ²	SQ FT
Total Ground Floor	55.00 m ²	596 ft ²

EPC

An Energy Performance Certificate is available upon request.

SERVICES

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

RATEABLE VALUE

The premises have a current Rateable Value of £11,250.

LEGAL COSTS

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

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

PLANNING

The property benefits from A3 Restaurant / A4 Bar / Cafe 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 property is available to let on a new lease, terms to be agreed, subject to a full repairing and insuring basis and small service charge provision, subject to confirmation.

Small premium for the use of the fixtures and fittings will be payable and to be negotiated.

COMMENCING RENTAL

The premises is available at a commencing rental of offers over

£15,000 per annum

VAT

VAT will not be payable on the rental.

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**

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