

TO LET

2 York Street, Liverpool, L1 5BN PERIOD PROMINENT FOUR STOREY CORNER FRONTED BUILDING

Aprox Total Floor Area 347.8m² (3,749 sq ft)



SUITABLE FOR VARIOUS COMMERCIAL USES

- Prominent Corner Fronted Premises on York Street / Duke Street on busy City Centre location
- Within Well Established Hotel/Restaurant / Bar Location
- Close To Various Hotels, Offices, Student Blocks
- Short Walk To Liverpool One Prime Retail
- Premises May Be Used For A Variety Of Uses Including Offices, Retail, Potential Restaurant/ Bar Uses.



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is located within the Ropewalks District of Liverpool City Centre. The property is directly opposite Pins Bowling Alley and close to The Monro, Down The Hatch, Amelia, Crabish, Duke Street food and drink market, Novotel, Castelli Buildings, Brunch Cocktail Club, Stay City Apartments, along with a number of other restaurant, bars, hotels, residential and some office buildings in the densely populated commercial / residential area with good pedestrian foot flows and car driven traffic.

DESCRIPTION

The premises provides four storey accommodation in a prominent corner period building with basement, Ground, first and second floors, accessed from a central oak staircase leading to each level, with toilets and kitchen on two levels. The building benefits from considerable natural light within this period building ideally suited for a number of commercial uses including retail, offices, licensed restaurant, potential bar uses or a business centre.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M ²	SQ FT
Basement	73.0 m ²	785 sq.ft
Ground Floor	91.2 m ²	981 sq.ft
First Floor Offices	87.0 m ²	937 sq.ft
Second Floor	91.6 m ²	986 sq.ft
Total	342.8 m ²	3,749 sq.ft

EPC

An Energy Performance Certificate is available upon request.

SERVICES

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

RATEABLE VALUE

To be confirmed.

PLANNING

The property has planning permission for Class E Uses, Retail / Office / Restaurant.

TERMS

The property is available to let at a rent payable of

£50,000 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.



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

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

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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.