

TANO PROPERTIES

SK REAL ESTATE



Upper and Lower Ground
Floor Commercial Units

Duke Street, Ropewalks

t: +44 (0) 151 224 0766
e: info@tanoproperties.com
w: www.tanoproperties.co.uk

Tano Properties, 4th Floor, No. 1 Stanley Street,
Liverpool, L1 6AA

t: +44 (0) 151 207 9339
e: Tom.pearson@skrealestate.co.uk
w: www.skrealestate.co.uk

SK Real Estate, 2 Cotton Street, Liverpool, L3
7DY

Prime City Centre Leisure Opportunity

Key Information



Address
153-155 Duke Street



Rent or Buy
Rent



Type
Leisure /Restaurant



Location
Ropewalks,
Liverpool City Centre



Tenure
Leasehold



Size
Approx. 6,558.4 Sq.Ft



Floor
Ground & Lower Ground



Rental Price
£120,000 Per Annum



Price Per Square Foot
G £22
LG £15

Description

The property comprises of two linked buildings providing accommodation on ground and lower ground floors.

The property provides a fantastic leisure opportunity facing the ever-popular Duke Street with many successful restaurants nearby with plenty of parking around the area.

The property is to be let in shell condition, allowing for an established bar/ restaurant operator to develop an exciting destination within the Ropewalks.



Other

Rental Price

£120,000 exclusive of VAT.

Tenure

The property is available on a leasehold basis by way of an effective full internal repairing and insuring lease for a term to be agreed with upward only five yearly rent reviews.

Planning

The landlord will be applying for consent for A3 restaurants use.

Services

We understand the property will be connected to mains electricity and water.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction however the tenant shall provide an undertaking to the solicitor acting on their behalf.

Situation

Duke Street is the heart of the thriving Ropewalks area in downtown Liverpool. The area provides an eclectic mix of residential developments and independent restaurants including Il Forno and Sapporo Teppanyaki, together with the headquarters of Bibby group and ACL shipping company.

The Ropewalks is the fastest growing area in Liverpool and the subject property provides one of the few leisure opportunities left in the area.

Location

Liverpool is the sixth largest city in the UK and is the principal commercial and administrative centre for Merseyside with a population of over 450,000 people and a student population of approx 50,000 students.

The University of Liverpool's main campus is in close proximity, whilst a number of private and university halls of residence are located close by (circa 10,000 beds within 500m of the property).

Accommodation

Floor	Size (sq.m)	Size (sq.ft)
Lower Ground GIA	322.7	3,473.50
Ground Floor GIA	286.6	3,084.9

Floor Plans





Terms & Conditions

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For more information, contact us on:

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PROPERTY CONSULTANTS • CHARTERED SURVEYORS & VALUERS
(Formerly Sutton Kersh)